Shropshire Council
Legal and Democratic Services
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

Date: Tuesday, 4 February 2025

Committee:
Cabinet

Date: Wednesday, 12 February 2025
Time: 10.30 am
Venue: Council Chamber, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

You are requested to attend the above meeting. The Agenda is attached

There will be some access to the meeting room for members of the press and public, but this will be limited. If you wish to attend the meeting please email democracy@shropshire.gov.uk to check that a seat will be available for you.

Please click here to view the livestream of the meeting on the date and time stated on the agenda

The recording of the event will also be made available shortly after the meeting on the Shropshire Council Youtube Channel Here

Tim Collard Assistant Director - Legal and Governance

Members of Cabinet
Lezley Picton (Leader)
Cecilia Motley
Ian Nellins (Deputy Leader)
Robert Macey
Gwilym Butler
Dean Carroll
Kirstie Hurst-Knight
Mark Jones
Dan Morris
Chris Schofield

Your Committee Officer is:

Ashley Kendrick Democratic Services Officer
Tel: 01743 250893
Email: ashley.kendrick@shropshire.gov.uk

AGENDA

1 Apologies for Absence

2 Disclosable Interests

Members are reminded that they must declare their disclosable pecuniary interests and other registrable or non-registrable interests in any matter being considered at the meeting as set out in Appendix B of the Members' Code of Conduct and consider if they should leave the room prior to the item being considered. Further advice can be sought from the Monitoring Officer in advance of the meeting.

3 Minutes (Pages 1 - 12)

To confirm the minutes of the meeting held on 4 December 2025.

4 Public Question Time

To receive any questions from members of the public, notice of which has been given in accordance with Procedure Rule 14. Deadline for notification is not later than 12 noon on Thursday 6 February 2025.

5 Member Question Time

To receive any questions from Members of the Council. Deadline for notification is not later than 12 noon on Thursday 6 February 2025.

6 Scrutiny Items

a **Recommendations - Economy & Environment OSC 14 November 2024** (Pages 13 - 18)
To receive recommendations from the Economy and Environment Overview and Scrutiny Committee.

7 Financial Monitoring Report Quarter 3 2024/25 (Pages 19 - 68)

Lead Member – Councillor Gwilym Butler, Portfolio Holder for Finance, Corporate Resources and Communities

Lead Officer – Ben Jay

8 Performance Monitoring Report Quarter 3 2024/25 (Pages 69 - 80)

Lead Member – Councillor Rob Macey, Portfolio Holder for Culture and Digital

Lead Officer – Sam Williams

9 Treasury Management Update Quarter 3 2024/25 (Pages 81 - 104)

Lead Member – Councillor Gwilym Butler, Portfolio Holder for Finance, Corporate Resources and Communities

Lead Officer – Ben Jay

10 **Estimated Collection Fund Outturn For 2024/2025** (Pages 105 - 112)

Lead Member – Councillor Gwilym Butler, Portfolio Holder for Finance, Corporate Resources and Communities

Lead Officer – Ben Jay

11 **Financial Strategy 2025/26 - 2029/30**

Lead Member – Councillor Gwilym Butler, Portfolio Holder for Finance, Corporate Resources and Communities

Lead Officer – Ben Jay

REPORT TO FOLLOW

12 **Treasury Strategy 2025/26** (Pages 113 - 162)

Lead Member – Councillor Gwilym Butler, Portfolio Holder for Finance, Corporate Resources and Communities

Lead Officer – Ben Jay

13 **Fees and Charges 2025/26**

Lead Member – Councillor Gwilym Butler, Portfolio Holder for Finance, Corporate Resources and Communities

Lead Officer – Ben Jay

REPORT TO FOLLOW

14 **Determination of Admission Arrangements 2026/27** (Pages 163 - 182)

Lead Member – Councillor Kirstie Hurst-Knight, Portfolio Holder for Children and Education

Lead Officer – David Shaw

15 **Whitchurch Civic Centre - Options Appraisal**

Lead Member – Councillor Dean Carroll, Portfolio Holder for Housing and Assets

Lead Officer – Steve Law

REPORT TO FOLLOW

16 **Shropshire Council consultation response to the Planning Reform Working Paper: Planning Committees..** (Pages 183 - 200)

Lead Member – Councillor Chris Schofield, Portfolio Holder for Planning and Regulatory Services

Lead Officer – Andy Wigley

17 **Shropshire Schools Funding Formula 2025-26** (Pages 201 - 216)

Lead Member – Councillor Kirstie Hurst-Knight, Portfolio Holder for Children and Education

Lead Officer – David Shaw

18 **Shropshire Local Plan and NPPF Position Statement** (Pages 217 - 524)

Lead Member – Councillor Chris Schofield, Portfolio Holder for Planning and Regulatory Services

Lead Officer – Andy Wigley

19 **Proposed Response to Government Consultation - Strengthening the standards and conduct framework for local authorities** (Pages 525 - 566)

Lead Member – Councillor Lezley Picton, Leader and Portfolio Holder for Policy and Strategy, Improvement and Communications

Lead Officer – Tim Collard

20 **Date of Next Meeting**

To note that the next meeting is scheduled to take place on Wednesday 5th March 2025 at 2pm.

Shropshire Council

Committee and Date

Cabinet

22 January 2025

CABINET

Minutes of the meeting held on 4 December 2024
In the Council Chamber, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
10.30 am

Responsible Officer: Ashley Kendrick
Email: ashley.kendrick@shropshire.gov.uk Tel: 01743 250893

Present
Councillor Lezley Picton (Chairman)
Councillors Ian Nellins, Robert Macey, Gwilym Butler, Kirstie Hurst-Knight, Mark Jones, Dan Morris and Chris Schofield

231 **Apologies for Absence**

Apologies were received from Councillors Dean Carroll and Cecilia Motley.

232 **Disclosable Interests**

Councillors Rosemary Dartnall and Julian Dean declared an interest in the item on grounds maintenance service delegation to Shrewsbury Town Council as they were both members of the Town Council.

233 **Minutes**

RESOLVED:

That the minutes of the meeting held on 20 November 2024 be confirmed as a correct record.

234 **Public Question Time**

Public questions were received from:

Gareth Jones, in relation to the Experimental Traffic Order (ETRO) at Mereside Primary School.

Mike Streetly, in relation to the full business cases for North West Relief Road and Oxon Relief Road.

Jamie Russell, in relation to Community Infrastructure Levy and the North West Relief Road.

Emma Bullard, in relation to the North West Relief Road.

The full questions and response provided can be found on Responses to Public Questions - Cabinet 4 December 2024.pdf

235 **Member Question Time**

Members questions were received from:

Councillor Alex Wagner, read by Councillor David Vasmer, in relation to access to medical service for the homeless. By way of supplementary question, Councillor Vasmer queried whether the new arrangements would be reviewed. The Leader confirmed that she would ask the Portfolio Holder to follow this up.

Councillor Julian Dean, in relation to offsetting emissions. In response to a supplementary question seeking assurances that plans to offset emissions were meaningful, the Portfolio Holder provided a list of mitigation measures that are already in place.

Councillor Rosemary Dartnall, in relation to the North West Relief Road. By way of supplementary question, Councillor Dartnall expressed concern that the emissions had not been calculated correctly and requested that correct figures be included in a consultation as this may affect the results as to whether people want the road to be constructed. The Portfolio Holder advised that the DfT had changed the standards for carbon and the only requirement was for the Planning Committee to be notified.

Councillor Bernie Bentick, in relation to tree felling in Meole. In response to a supplementary question regarding "street trees", the Portfolio Holder confirmed that a response would be made in writing.

The full questions and responses provided can be found on Responses to Member Questions - Cabinet 4 December 2024.pdf

236 **Scrutiny Items**

Councillor Claire Wild, Chair of the Transformation and Improvement Overview and Scrutiny Committee, presented the recommendations from the committee following discussions at their meeting on the collaborative budget report.

Members were advised that the committee felt that this collaborative process was far superior to the previous alternative budget process and should be continued as a collaborative way of working in the future. Members of the task and finish group commented on the usefulness and positivity of the process, and it was noted that the report was unanimously accepted. It was however acknowledged that further information had been requested regarding third party contracts.

Gratitude was expressed to all the officers involved.

237 **Grounds Maintenance Service Delegation to Shrewsbury Town Council**

It was agreed that items 15 and 16 would be brought forward to this part of the meeting.

The Portfolio Holder for Finance, Corporate Resources and Communities introduced the report which proposed that a range of grounds maintenance services currently undertaken on behalf of Shropshire Council by Shrewsbury Town Council under a Service Level Agreement are formally delegated to them for future delivery from April 2025. He drew members' attention to an alteration to the recommendation contained within the report: delegation of the detailed agreement to the Chief Executive, not the Executive Director of Place

At the invitation of the Leader, Councillor Alan Mosley, Leader of Shrewsbury Town Council, read a statement on behalf of the Town Council expressing their disappointment that the maintenance of the golf course had been removed from the SLA and requested that this be reconsidered.

The Portfolio Holder emphasised that the decision to remove the golf course from the agreement was based on the need to improve the quality of the golf course as the current maintenance arrangement was not meeting the required standards. It was suggested that the decision could be reviewed in the future once the golf course's quality has improved.

The Leader addressed concerns that the golf course could be closed or sold for redevelopment and reiterated that the recommendations were to improve the facility.

RESOLVED:

That Cabinet approved:

- The delegation of grounds maintenance services currently undertaken by Shrewsbury Town Council under a Service Level Agreement directly to Shrewsbury Town Council, along with the appropriate associated budget, subject to a parallel agreement by Shrewsbury Town Council to accept this delegation.

- The delegation of the detailed agreement between Shropshire Council and Shrewsbury Town Council to the Chief Executive in consultation with the Portfolio holder for Finance, Corporate Resources and Communities.

- That a Monitoring Board is established to meet a minimum of once a year to monitor the operation of the delegated services with joint membership from Shropshire Council and Shrewsbury Town Council.

238 **Leisure Services Review Consultation**

The Portfolio Holder for Culture and Digital presented the report which outlined options for changes to provision at Much Wenlock Leisure Centre and sought approval to initiate public consultation on the proposals. He emphasised the importance of the facility and the need to find a sustainable solution for its continued operation.

Members noted the challenges faced by Much Wenlock Leisure Centre, including limited public access during school hours and financial sustainability.

Members supported the consultation to gather community input and explore potential solutions. It was noted that the school were involved in discussions and were keen to maintain community use.

RESOLVED:

That Cabinet:

- Authorised an 8-week public consultation on options for the future of the Much Wenlock Leisure Centre, including the proposal to serve notice to 3-18 Education Trust to cease to operate Much Wenlock Leisure Centre on behalf of William Brookes School and withdraw the associated subsidy for community use.

- Agreed that once the public consultation is completed, the results are reported back to Cabinet for a decision on the preferred option.

239 **Setting the Council Tax Taxbase for 2025/26**

The Portfolio Holder for Finance, Corporate Resources and Communities presented the report which outlined the Council Tax discount policies, Council Tax Support Scheme and the Collection Rate and the impact of these on the taxbase. For 2025/26 the Council Tax taxbase would be 121,374.04 Band D equivalents, which was an increase of 1.83% from 2024/25.

In response to a query regarding the impact of new housing developments, it was confirmed that the Council calculates the expected income based on the number of new houses being built, which helps in forecasting the overall income.

The Executive Director for Resources confirmed that a more comprehensive explanation of the criteria and discounts would be provided outside the meeting.

RESOLVED:

That Cabinet agreed and recommended to full Council:

3.1. To approve, in accordance with the Local Authorities (Calculation of Tax Base) (England) Regulations 2012, the amount calculated by Shropshire Council as it's Council Tax taxbase for the year 2025/26, as detailed in Appendix A, totalling 121,374.04 Band D equivalents

3.2. To note the changes to the Council's localised Council Tax Support (CTS) scheme in 2025/26. The scheme is attached at Appendix B

3.3. To note the Council Tax Support Scheme amendments detailed in Appendix B have no impact on the taxbase determination.

3.4. To note the exclusion of 8,146.06 Band D equivalents from the taxbase calculation as a result of localised Council Tax Support.

3.5. To note continuation of the discretionary Council Tax discount policy to not award a discount in respect of vacant dwellings undergoing major repair, i.e. former Class A exempt properties.

3.6. To note continuation of the discretionary Council Tax discount policy in respect of vacant dwellings, i.e. former Class C exempt properties, of 100% for one month i.e. effectively reinstating the exemption and the resulting exclusion of 232.45 band D equivalents from the taxbase calculation.

3.7. To note continuation of the "six week rule" in respect of vacant dwellings, i.e. former Class C exempt properties

3.8. To note continuation of the discretionary Council Tax discount policy to levy a Council Tax premium of 100% in relation to dwellings which have been unoccupied and substantially unfurnished for more than one year (but less than five years) and the resulting inclusion of an additional 752.78 Band D equivalents in the taxbase calculation.

3.9. To note continuation of the discretionary Council Tax discount policy to levy a Council Tax premium of 200% in relation to dwellings which have been unoccupied and substantially unfurnished for more than five years (but less than ten years) and the resulting inclusion of an additional 204.00 Band D equivalents in the taxbase calculation.

3.10. To note continuation of the discretionary Council Tax discount policy to levy a Council Tax premium of 300% in relation to dwellings which have been unoccupied and substantially unfurnished for more than ten years and the resulting inclusion of an additional 196.67 Band D equivalents in the taxbase calculation.

3.11. To note the implementation of the discretionary Council Tax discount policy to levy a Council Tax premium of 100% in relation to second homes (other than those that retain a 50% discount through regulation as a result of job related protection) and the resulting inclusion of an additional 1,833.88 Band D equivalents in the taxbase calculation.

3.12. To approve a collection rate for the year 2025/26 of 98.2%.

240 **Collaborative Budget**

The Portfolio Holder for Finance, Corporate Resources and Communities introduced the report of the cross-party Collaborative Budget task and finish group which set out the work carried out and broad themes identified as contributions to the 2025/26 budget setting process. This approach had helped to make best use of officer time, whilst they work to meet the financial challenges of the current year, as well as providing a forum for open and transparent discussions, where members from all parties had access to the same information and answers to the questions asked and points raised.

Concern was raised regarding the time it had taken to reach the stage of discussing options at the task and finish group meetings. The Portfolio Holder acknowledged that the process took longer than expected due to the need to ensure all members understood the

budget planning process. He emphasised the importance of this understanding, especially for new members post-election. Further, he assured members that all relevant information would be shared and that the collaborative approach would continue to evolve.

RESOLVED:

That Cabinet:

3.4. Accepted the themes identified by the cross-party task and finish group and take them into account in the development of the council budget for 2025/26.

3.5. Accepted the feedback from the Transformation & Improvement Scrutiny on learning from the collaborative budget process and how it compared to the previous alternative budget arrangements.

3.6. Considered and confirmed that the Collaborative Budget approach should be adopted by Council in future years.

241 **Draft Financial Strategy 2024/25 - 2028/29**

The Portfolio Holder for Finance, Corporate Resources and Communities presented the report, highlighting the challenges in predicting future financial settlements, including the potential for a 12-month settlement followed by a three-year settlement.

Members noted that the council was awaiting settlement figures, expected around December 16th, which will be incorporated into the financial strategy. Public consultation on savings areas was ongoing, and the updated financial strategy would be brought back to Cabinet in January.

It was confirmed that the period 7 figures would be circulated to members before Christmas.

RESOLVED:

That:

1. Cabinet endorsed the work undertaken through the collaborative budget process and considers the proposed amendments and assumptions made since receiving the October MTFS update.

2. Cabinet agreed the themed savings areas for public consultation further to cross-party discussion on the details to be taken forward as part of the budget consultation process.

3. An updated MTFS (following receipt of the provisional local government financial settlement) is provided to Cabinet in January 2025, incorporating the results of the LGFS.

242 **Treasury Management Update Quarter 2 2024/25**

The Portfolio Holder for Finance, Corporate Resources and Communities presented the report which outlined the treasury management activities of the Council in the second quarter of 2024/25.

In response to a query regarding a cash shortage at the end of June and how it is being managed to avoid recurrence, the Portfolio Holder explained that historically, the council had been cash-rich, but now it was moving towards a position common among other councils.

RESOLVED:

That Cabinet reviewed the position as set out in the report:

1. Noting the summary of the wider economic environment and the Council's borrowings and investments set out in Appendix A.

2. Noting the performance within prudential indicators for quarter 2, 2024/25 (Appendix B)

243 **Treasury Strategy 2024/25 Mid-Year Review**

The Portfolio Holder for Finance, Corporate Resources and Communities presented the report which confirmed compliance with Treasury and Prudential limits agreed by Full Council.

RESOLVED:

That Cabinet:

1. Agreed the Treasury Strategy activity as set out in the report.

2. Recommended to Council the revision to the Prudential Indicators as set out in section 9 of the report.

3. Noted that the changes to prudential indicators reflect the reduction of internal cash balances and the need to externalise debt; this is a straightforward liquidity requirement unrelated to other financial matters and would have been required at this time regardless of the wider financial position.

4. Noted that provision for additional borrowing costs in revenue budgets was included in the 2024/25 budget.

244 **Air Quality consultation ESHIA**

It was confirmed that the title of the agenda item was incorrect and did not refer to the consultation but sought approval of the Air Quality Actions Plans for Shrewsbury and Bridgnorth as per the report.

Members welcomed the report but noted that there was no reference to the Shrewsbury Movement Strategy and stated the importance of active travel schemes in reducing

pollution. The Portfolio Holder for Children and Education advised that ten more schools signed up for personalised active travel plans, and expressed the importance of community and school involvement.

In response to a query regarding funding, the Executive Director of Health, Wellbeing and Protection responded that the proposals build on existing funding and there are efforts to bring in additional funding through local partners.

RESOLVED:

That Cabinet agreed to:

a) Adopt the Shrewsbury Air Quality Action Plan and that the measures detailed within the plan be implemented where possible.

b) Adopt the Bridgnorth Air Quality Action Plan and that the measures detailed within the plan be implemented where possible.

c) Delegate responsibility for monitoring and reporting on air quality levels and the ongoing implementation of the plan to the Executive Director of Health Wellbeing and Prevention, in consultation with the Portfolio Holder for Planning and Regulatory Services.

d) Delegate responsibility for the implementation of measures detailed within each action plan to the Assistant Director of Infrastructure and Growth, in consultation with the Portfolio Holder for Highways to include, but not limited to, finalising the delivery of the action plan, securing funding, and consulting stakeholders on details of proposed measures.

245 **Shropshire Infrastructure Funding Statement 2024**

The Portfolio Holder for Planning and Regulatory Services introduced the report which sought approval for the 2024 Infrastructure Funding Statement, which is a statutory requirement for Councils to produce.

Members noted that the Infrastructure Funding Statement provided a detailed breakdown of the amount of Section 106 and CIL contributions the Council had received in the reporting year (2023-2024), as well as where these funds have been used or allocated to.

Concern was expressed that there were no figures associated with the North West Relief Road. Members were reminded that this had been raised earlier in response to a public question where the Portfolio Holder had confirmed that further detail will be included in the full business case which will go to Council in the new year.

RESOLVED:

That Cabinet:

1. Agreed the Infrastructure Funding Statement included as Appendix 1 to this report for publication before the end of 2024.

2. Delegated responsibility to the Chief Executive, in consultation with the Portfolio Holder for Planning and Regulatory Services, to agree, if necessary, amendments to the Infrastructure Funding Statement before its publication.

246 **Parking Tariff Consultation**

The Portfolio Holder for Highways presented the report following a public consultation on the recommendations within the final Cabinet report regarding parking tariffs.

Members highlighted changes to evening parking fees to assist the night-time economy for workers and those attending Shrewsbury's many evening venues. There were concerns about the clarity and availability of the proposed charges, and a request from the opposition was received that the report returns to the cabinet in January with full and current information. Members were advised that the only change to the figures provided previously was to remove the evening charge of £1.00 from the car parks at Abbey Foregate and St Julians Friars as discussed at 7.33.3 and 7.33.4.

A request was received for clarification on parking charges at Abbey Foregate and Shirehall overspill car park and it was confirmed that these would be provided outside the meeting.

RESOLVED:

1. To conclude that the order should be made as drafted in relation to Recommendation 1-8 and 10-15 having considered the objections as set out in Table A below and based on the discussions of each item in the Background sections below. The recommendation number relates the Objection Types consideration addressed in the sections between 7.23 and 7.39.

2. To conclude that the order should be modified before making in relation to Recommendation 9, the evening charges, as per the discussion in 7.26 (h) to (l) and 7.33

Table A

Recommendation Number	Objection	Make the Order	Consideration
1	That the increase is too large or in excess of inflation	Yes	The increases are those necessary to effect a change in motorist behaviour in terms of parking location or travel mode
2	The increase is motivated by the need to generate revenue	Yes	Refer to Recommendation 1. In addition this would not be accordance with the legal reasons for setting charges.
3/4/5 - Shrewsbury	Deters Visitors, Shoppers and	Yes	The transfer of long-term motorists to more appropriate

	Workers - Shrewsbury		locations creates capacity for new/extra motorists who can visit or shop
3/4/5 - Shropshire	Deters Visitors, Shoppers and Workers - Shrewsbury	Yes	The transfer of long-term motorists to more appropriate locations creates capacity for new/extra motorists who can visit or shop
6	Difficulty retaining or recruiting Employees when parking charges are such a deterrent	Yes	Commuters are the most likely to utilise space needed for visitors yet they are also the most able to establish alternative travel routes.
7	Harm to the Economy	Yes	Refer to Recommendation 3/4/5
8	Harm to the 'Sunday' economy	Yes	Sunday parking is as available as most daytime parking and this will encourage active travel.
9	Harm to the 'Evening' economy	Modify	Re-introduce a graduation in charges and free parking for evening employees (and visitors) in two locations
10	Displacement of local parking to adjacent uncontrolled Residential Areas	Yes	Effects are not considered widespread. Mitigation can be taken relatively quickly.
11	Transfer of business to other towns – particularly Telford	Yes	Competition from Telford relates more to the type of town and its businesses than the parking charges
12	Unfair to residents in that they are a captive market in a single supplier situation	Yes	Residents receive a very healthy discount of up to 80% of 'normal' charges.
13	Unfair to rural dwellers	Yes	The assertion is disputed with no difference between rural and urban motorists
14	Unfair to disabled, elderly and those with other medical conditions.	Yes	Blue Badge holders already have significant concessions but to extend this to others who fall between the blue badge holder and the healthy motorist would be extremely onerous
15	Lack of Alternative Transport,	Yes	The Park and Ride (and bus) service may not meet

	particularly Public Transport		everyone's needs but it is suitable for typical working hours

247 **Exclusion of Press and Public**

RESOLVED:

That, in accordance with the provisions of schedule 12A of the Local Government Act 1972 and Paragraph 10.4 [3] of the Council's Access to Information Rules, the public and press be excluded from the meeting during consideration of the following items.

248 **Exempt Minutes**

RESOLVED:

That the exempt minutes of the meeting held on 20 November 2024 be confirmed as a correct record.

249 **Date of Next Meeting**

Members noted that the next meeting was scheduled to take place on Wednesday 22 January 2025.

Signed ..... (Chairman)

Date: .....

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Committee and Date

Cabinet

12 February 2025

Item

Public

Recommendations – Economy and Environment OSC, 14 November 2024

Responsible Officer:	Tom Dodds, Statutory Scrutiny Officer		
email:	tom.dodds@shropshire.gov.uk	Tel:	01743 258518
Cabinet Member (Portfolio Holder):	Ian Nellins, Dan Morris, Chris Schofield		
Scrutiny Chair:	Joyce Barrow		

1. Synopsis

Recommendations of Economy and Environment Overview and Scrutiny Committee (OSC) 14 November 2024, on strategic developments relating to water management and water quality, for consideration by Cabinet.

2. Executive Summary

The purpose of this report is to notify the Cabinet of the recommendations from the Economy and Environment OSC, made at its meeting on the 14 November 2025, and to request a response from the executive.

It is a statutory requirement for the Cabinet to be notified and consider reports and recommendations made by a scrutiny committee.

3. Recommendations

a) That the recommendations on the strategic developments relating to water management and River Water Quality follow-up agenda item made by the Economy and Environment OSC at its meeting on 14 November 2024, be noted.

b) That a response from Cabinet to the scrutiny recommendations be prepared using the template in appendix 1, for sharing with the Economy and Environment OSC at their next meeting.

Report

4 Background

4.1 Overview and scrutiny committees have statutory powers to make recommendations to the executive, and the executive (Cabinet) has a statutory duty to respond. Committees may also make reports and recommendations to external decision-making bodies such as NHS Trust Boards for Health Overview and Scrutiny.

4.2 Where an investigation has been carried out by a committee or on behalf of a committee, e.g. by a task and finish group, the report of this work will provide a record of the work done, the evidence collected, the conclusions and recommendations, alongside the minutes of the committee meeting where the report was considered.

4.3 Where a topic has been looked into in an overview and scrutiny committee meeting, the minutes of the meeting provide the record of the scrutiny committee's consideration of the issue and their recommendations made during the meeting.

4.4 The relevant overview and scrutiny committee will receive the executive response made in respect to their recommendations. Good practice is that the progress and impact in implementing agreed recommendations is followed up by the relevant overview and scrutiny committee.

Agenda item/topic recommendations have been made against

4.5 At their meeting on the 14 November 2024 the Economy and Environment OSC considered two related items:

i. Strategic developments on water management and water quality, which included the River Severn Partnership and the Severn Valley Water Management Scheme and covered integrated water management, flood management and development, water quality and nutrient neutrality, and national thought leadership and innovation, and

ii. the follow-up on progress and impact in the delivery of the committee's recommendations on River Water Quality.

4.6 In carrying out this work in their meeting the committee heard from a range of witnesses including the Executive Director of Place, the Strategic Partnerships Manager, the Drainage and Flood Risk Manager, and the River Severn Partnership Advanced Wireless Innovation Region Programme Manager.

Overview and Scrutiny recommendations

4.7 Following their consideration of these topics the committee made nine recommendations, of which 5 recommendations are being presented to Cabinet for a decision and one is for their awareness. These are set out in the template in appendix 1.

Responding to recommendations from Overview and Scrutiny Committees

4.8 This template, attached at appendix 1, provides a single point to record the response to the recommendations and the actions and will be the base documents for all follow-up and tracking of progress and impact of the delivery of the agreed recommendations.

4.9 The template will be completed and maintained by the relevant lead officer from the service area(s) responsible for the delivery of the actions related to the agreed recommendation.

4.10 Follow-up on progress and impact against the delivery of the agreed recommendations by an overview and scrutiny committee will take place at the appropriate time based on when actions will be completed, set out in the plan.

5. Risk Assessment and Opportunities Appraisal related to the overview and scrutiny recommendations

5.1 This section of the report should provide a summary narrative of any relevant risks or opportunities associated with the recommendations being made by the overview and scrutiny committee.

Financial Implications

There are no financial implications directly related. However, if the recommendations are accepted and implemented there will be finance related decisions to be made, i.e. recommendation 1 relates to the use of developer contributions to be invested in initiatives to help mitigate and reduce flooding and water quality risks arising from developments.

Climate Change Appraisal

Overview and scrutiny committee work programmes are directly linked to the Shropshire Plan priorities, including Healthy Environment which is built around climate change and carbon reduction, and the natural and historic environment.

The recommendations of the Economy and Environment Overview and Scrutiny Committee presented in this report cover issues related to climate change, increased risk of flooding and water quality.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Strategic Developments relating to water management and water quality - Slides presented to the Economy and Environment Overview and Scrutiny Committee, 14 November 2024,

Update on progress made against the recommendations from the River Water Quality task and Finish group

Minutes of the Economy and Environment Overview and Scrutiny Committee held on the 14 November 2024

Local Member: All

Appendices [Please list the titles of Appendices]

Appendix 1 – Summary of recommendations from the Economy and Environment Overview and Scrutiny Committee to Cabinet and their response

Appendix 1

Summary of the Economy and Environment Overview and Scrutiny Committee recommendations to Cabinet and the Cabinet responses

Overview and Scrutiny Committee meeting date: 14 November 2024

Topic: Strategic developments on water management and water quality

[*Table to be completed for each recommendation*]

Recommendation [1]:	**Use Developer Contributions, in line with the related specific requirements, to enable investment in/funding of initiatives that can help to mitigate and reduce flooding and water quality risks, resulting from or increased by the development.**			
Cabinet response:				
Action: *[Planned actions, new actions in progress required to deliver the recommendations, further actions identified to deliver the recommendations]*	**Owner** *[Portfolio Holder and Lead Officer]*	**Timescales**	**Expected impact** *[e.g. target/success criteria]*	**Progress** *[e.g. updates on work completed and underway, impacts observed, new actions required, any slippage from plan etc]*

Recommendation [3]:	**That the Council should ensure that Flood Risk Management and Water Quality is incorporated in 'High Quality design' requirements to ensure that these feature strongly in the design and planning of developments.**			
Cabinet response:				
Action: *[Planned actions, new actions in progress required to deliver the recommendations, further actions identified to deliver the recommendations]*	**Owner** *[Portfolio Holder and Lead Officer]*	**Timescales**	**Expected impact** *[e.g. target/success criteria]*	**Progress** *[e.g. updates on work completed and underway, impacts observed, new actions required, any slippage from plan etc]*

Recommendation [5]:	**That the Council should review how street scene activities are delivered and identify whether the council's own team needs to be invested in and/or whether there are opportunities for town and parish councils and community groups to be involved in helping to reduce flood risk in their area e.g. by keeping drains and gulleys clear of leaves and other seasonal debris.**
Cabinet response:	

Action: *[Planned actions, new actions in progress required to deliver the recommendations, further actions identified to deliver the recommendations]*	**Owner** *[Portfolio Holder and Lead Officer]*	**Timescales**	**Expected impact** *[e.g. target/success criteria]*	**Progress** *[e.g. updates on work completed and underway, impacts observed, new actions required, any slippage from plan etc]*

Recommendation [6]:	**That the Council (and its partners) needs to provide clear communication and awareness of the importance of slowing the flow of water in the river catchment, whether in rural areas using farmland with the involvement of the farmer, or in urban areas requiring more 'greening' and less hardstanding and more permeable surfaces through de-paving.**
Cabinet response:	*This recommendation is for Cabinet to be aware of, rather than requiring and specific decision.*

Topic: Follow-up on progress and impact in the delivery of the recommendations of the River Water Quality Task and Finish Group

Recommendation [1]:	**That the Council, as a place leader and in its role in the River Severn Partnership, Severn Valley Water Management Scheme and the Marches Forward Partnership and Infrastructure Group, should work with Severn Trent Water to promote and ensure that local councils (Town and Parish Councils) and communities are engaged with proactively and meaningfully to enable them to identify need and opportunity to influence the investment being made over the coming years.**
Cabinet response:	

Action: *[Planned actions, new actions in progress required to deliver the recommendations, further actions identified to deliver the recommendations]*	**Owner** *[Portfolio Holder and Lead Officer]*	**Timescales**	**Expected impact** *[e.g. target/success criteria]*	**Progress** *[e.g. updates on work completed and underway, impacts observed, new actions required, any slippage from plan etc]*

Recommendation [2]:	**See recommendation 3 from the Strategic Developments Related to Water Management and Water Quality agenda item**
Cabinet response:	See response to recommendation 3 from the Strategic Developments Related to Water Management and Water Quality agenda item

	Committee and Date	Item
	Transformation & Improvement Scrutiny 11th February 2025	
	Cabinet 12th February 2025	Public

Financial Monitoring Quarter 3 2024/25

Responsible Officer:	James Walton		
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Cabinet Member (Portfolio Holder):	Cllr Gwilym Butler, Finance & Corporate Support		

1. Synopsis

The overall financial position of the Council remains consistent with previous reporting, deteriorating or improving within a low range. Work continues to manage the position through to the end of the year and mitigate risks over the remaining months.

2. Executive Summary

2.1. This report provides a detailed review of the Council's financial position as at the 31 December 2024. The projected overspend is £35.561m. This is the third quarterly report of the year and includes more information than the monthly reports.

2.2. This year Cabinet has received formal reports each month, rather than each quarter, on the Council's financial position. Furthermore, officers have sought to publish monthly reports at the first available cabinet following period end through increased use of automation in the process. This approach has been essential in improving the transparency of, and accountability for, our financial position.

2.3. This report sets out a financial projection across all areas of council activity which remains narrowly within the available resources. The Council has very little flexibility should unanticipated events arise which put additional financial pressure

on the council. These potential events are described in Table 3 and are currently anticipated to have no financial impact this year.

2.4. The forecast set out in this report is for a central projection ("most likely") of £35.56m spend over budget, in a range of £30.56m-£58.46m. The 'most likely' central projection is based on the position from which least variance is anticipated. The favourable scenario assumes potential likely improvements to the position; the adverse position assumes potential likely deteriorations. This is set out in detail in the report.

	£m
'adverse' projection	£58.46m
Central projection ('most likely')	**£35.56m**
'favourable' projection	£30.56m

3. Recommendations

3.1. It is recommended that:

A. Cabinet Members continue to work closely with the Chief Executive and senior officers to urgently take the necessary actions to improve further the Quarter 3 forecast of a projected spend over budget of £35.561m.

B. Cabinet Members discuss the impact of the projected expenditure forecast on the General Fund Balance and note the risk of further service pressures (savings required) in next year if financial performance in the current year is not improved.

C. Cabinet Members note the projected deficit on the Dedicated Schools Grant and the approach to reviewing this.

Report

4. Risk Assessment and Opportunities Appraisal

4.1. A more regular review of the emerging financial position for the year is an essential part of the risk management approach of the council during the coming year. The level of savings delivery and financial pressures in the current year are a recognised risk for the 2024/25 budget, and continued focus and action are being put in place to address this.

4.2. Risk table

Risk	*Mitigation*
Savings delivery is below the targeted level; mitigations to unachieved savings are not secured at reasonable levels.	Savings delivery is divided into two main areas of activity –service-led activity or organisational-wide initiatives – each with different approaches.

Risk	*Mitigation*
Savings of £62.5m were agreed for the 2024/25 budget. Another area of cost reduction or avoidance includes demand management activity in social care, targeting £6.7m, and confirmation of savings secured in 2023/24 but only one-off (pending decisions taken through a wider workforce review).	Organisational savings are subject to support from the Council's strategic partner (PwC) with further, deeper, initiatives proposed to mitigate shortfalls. Some areas of savings proposed by service leads have not yet been wholly achieved (or mitigated). Action should be taken in these areas to secure the savings as planned, or to mitigate unachieved savings through other measures.
That management actions required to bring the budget into balance do not yield the results being targeted, leading to a larger pressure on the general fund balance.	To deepen engagement and action planning through Directorate Management and Chief Officer teams. This includes visibility and closer scrutiny of all spending decisions in both pay and non-pay areas.
Insufficient reserves to cover projected overspending or other deficits	Improved budget preparation process with more analysis of current and future activity trends. Modelling of current and future reserves levels, including both earmarked and unearmarked, against likely levels of pressure and impact on securing the desirable level of unearmarked (general) reserves. Review of ways in which further funds can be brought into unallocated general fund balances and reserves to support balance sheet repair and reserves improvement with the aim to retain a General Fund Balance within the range of £15m to £30m. If available reserves are less than the projected deficit (overspend), this indicates that a 's114 notice' should be issued (signalling "effective bankruptcy"). It should be noted that this is not, in itself, a mitigation, as the actions required to address "effective bankruptcy" are the same as those required to balance the budget under normal circumstances. "Effective bankruptcy" does not bring additional government resource with it but could attract significant publicity while action to fully correct the position was undertaken. During that time, it would be likely that many residents, staff, and suppliers would be highly concerned.
That targeted savings from Re-sizing work are not realised in full	Dedicated resources are being applied to ensuring that the decisions arising from the Resizing work are enacted in a timely way. All ongoing staffing decisions are being discussed weekly by Directorate Leadership Teams, aligned to decisions taken around resizing. Work to remove

Risk	*Mitigation*
	funded vacant posts is progressing rapidly, and further options to reduce the workforce have been considered with opportunities being identified. The report includes reference to some of these, but the list is limited as there are important processes which must be observed to protect and support the staff who may be affected.
That targeted benefits from reducing supply chain spending are not realised in full	Dedicated resources are being applied to ensuring that identified opportunities to reduce supply chain spending is checked and challenged. All spending decisions have been discussed weekly by Directorate Leadership Teams from September. It should also be noted that considerable work has already been completed in the year so far, addressing third party spending through other savings proposals.
Other unbudgeted risks arise before the end of the financial year	The General Fund balance is reviewed as part of setting the budget each year and compared with known areas of local risks (such as the pay settlement for staff, supply chain inflation, resident need for different services). The assessment at the start of the year indicated that the balance at 1 April would be sufficient to cover a range of risks. The current forecast indicates that additional currently unknown risks may create additional pressure which could not be sustained, The action on reducing third party spending will create additional resilience by ensuring that there is sufficient 'headroom' in the Council's finances to absorb unanticipated shocks.

4.3. The Council continues to review 7 key risks around financial pressures, as set out in previous reports. These summarise key areas which could substantially change the overall position of the Council. Table 3 (below) summarises the nature of each risk and the P9 (Q3) view on the position for each, as well as how those might change, both favourably and unfavourably.

Table 3 - analysis of the 3 forecast scenarios with commentary

factor	MTFS assumption	P9 Fav		Central		Adv	
1. Savings delivery	Budget and MTFS assume 100% delivery of all savings each year on a recurrent basis. Target for 2024/25 is £62.5m, plus £6.7m demand mgt, plus £20.7m found in 23/24 but only on a one-off basis - these are different amounts arising separately, but aggregate to £90m.	37.307	assumes £2m improvement in savings delivery by year end, including additional benefits from supplier engagement	39.307	tracker reds @ 31 Oct now include the estimated PYE benefits of resizing.	40.307	Assumes £1m deterioration arising from uncertain resizing benefits.
2. Social care demand pressure beyond budget estimates	Demand reduction measures assumed to support delivery within budget. Excess demand beyond that will impact overall financial performance.	6.255	Assumes £1m improvement in the forecast costs for Children's before year end.	7.255	£6.3m activity pressure forecast in Children's Social Care; £0.9m pressure in Adults operational activity.	9.255	Assumes additional £2m pressure arising through winter social care and other pressures.
3. Other unbudgeted pressures	The budget assumes all material considerations are included in the estimates. Other pressures outside those estimates are not included, hence the provision of a general fund balance (although other Councils include a revenue contingency budget).	-13	Assumes further £2m improvement in income.	-11	Base budget is not seeing pressures outside of social care. Income budgets are over-achieved in a number of areas. The valueincluded is the over-acheivement of income in areas including Client Contributions to social care and government grants for Home to School Transport.	-9	Assumes £2m detrioration in incom.
4. Capital receipts sufficiency	Capital receipts are generated at a level that, when added to 'in-hand' and 'de-committed' amounts, will cover VR costs plus transformation costs (capitalised). Gap at year start identified as £33m.		Assumes all projected capital receipts are secured by 31 March.		Assumes all projected capital receipts are secured by 31 March. Review of capital receipts including those earmarked for this year's capital programme, and transformation costs anticipated have reduced estimated value still to be secured. Significant additional receipts from alternative approaches are no longer anticipated in the year.	17.9	Current Target for capital receipts is £26.9m. Known receipts expected before 31 March currently £9m. Potential shortfall of £17.9m,
5. External factors	A number of factors are known to be able to impact the financial position indrectly, but the timing or likelihood of these is unknown at the time of setting the budget. The GFB level is set on the basis of being a fund of last resort in the face of such pressures.		Assume no in-year costs arising from regulator reports.		Assume no in-year costs arising from regulator reports.		Assume no in-year costs arising from regulator reports.
6. Project risks	No direct or indirect implications are assumed in the budget. Possible risks include the withdrawal of funding for major capital projects which may lead to revenue pressure as 'sunk' costs are written off.		No indications of any unidentified additional in-year costs likely to arise before March.		No indications of any unidentified additional in-year costs likely to arise before March.		No indications of any unidentified additional in-year costs likely to arise before March.
7. Cash position (Liquidity)	The MTFS assumes that day-to-day liquidity is planned for an maintained. Failure to do this, or a rapid deterioration in the council's financial position may lead to unbudgeted finance costs, and reputational damage as staff and supplier payments are placed in jeopardy.		Detailed day-to-day cash forecasting place. Link engaged and advising on externalisation of previous internal borrowing. Clear management with £20--£30m cash buffer.		Detailed day-to-day cash forecasting place. Link engaged and advising on externalisation of previous internal borrowing. Clear management with £20--£30m cash buffer.		Detailed day-to-day cash forecasting place. Link engaged and advising on externalisation of previous internal borrowing. Clear management with £20--£30m cash buffer.
		30.56		35.56		58.46	

5. Financial Implications

5.1. Shropshire Council is currently managing an unprecedented financial position as budgeted for within the Medium Term Financial Strategy approved by Council on 29 February 2024 and detailed in our monitoring position presented to Cabinet on a monthly basis. This demonstrates that significant management action is required over the remainder of the financial year to ensure the Council's financial survival. While all Cabinet Reports provide the financial implications of decisions being taken, this may change as officers review the overall financial situation and make decisions aligned to financial survivability. Where non-essential spend is identified within the Council, this will be reduced. This may involve

- scaling down initiatives,
- changing the scope,
- delaying implementation, or
- extending delivery timescales.

5.2. This report sets out the financial projections for the Council in the 2024/25 Financial Year as at Quarter 3. A summary of the key elements for managing the Council's budget are detailed elsewhere in this report.

6. Climate Change Appraisal

6.1. The Council's Financial Strategy supports its strategies for Climate Change and Carbon Reduction in several ways. A specific climate change revenue budget is held. The climate change schemes involving the Council's assets or infrastructure are included within the capital programme. These two areas of expenditure are anticipated to have a positive contribution towards climate change outcomes.

6.2. Securing a robust and sustainable financial base will help the Council meet the challenges of climate change – this is not separate to our budget management, but integral to it, as set out in the objectives of The Shropshire Plan and our aim to secure a Healthy Environment.

7. Background

7.1. Given that the financial position of the council remains highly challenging, budget monitoring reports highlighting the anticipated year end projection are produced monthly for Cabinet, with detailed updates reported quarterly to Cabinet.

7.2. The monitoring reports track progress against agreed budget decisions, consider any budget changes (including re-profiling on Capital), forecast any significant variances to the budget, and enable corrective action to be taken to ensure a balanced budget at year end.

7.3. Council approved the Financial Strategy 2024/25 – 2028/29 on 29 February 2024 which outlined the revenue and capital budget for 2024/25.

8. Forecast Revenue Outturn Position as at Quarter 3

8.1. At Quarter 3 (April 1 – December 31), the Council is reporting a forecast overspend of £35.561m. This forecast is based on the current projections for savings delivery. Savings delivery in the year is characterised by significant progress on 'service-led' savings but with only limited progress on 'organisation-wide' savings (see table 4). It is clear that the process implemented for delivery of organisation wide or transformational savings plans over-estimated the speed with which transformation would lead to cashable savings. This is a key area of work in preparing budget plans for the coming year.

8.2. The position indicated by the current estimated spending to the end of the year would require the majority of the General Fund Balance to be applied to maintain balance between income and expenditure within the year. This would be a dangerous position if it arose. Urgent intervention is required through all portfolio areas to secure improvements in the position – seeking out and correcting all areas where planned expenditure can be reduced, removed, or deferred. Put simply, the current anticipated level of expenditure needs to be significantly reduced.

8.3. Table 4a below summarises the net budget position by directorate (see also Appendix 1A and 1B), including latest projections on funding. A breakdown of the projected outturn by portfolio holder is detailed in Appendix 1C.

Table 4a - Projected Outturn by Directorate

Directorate	Revised Budget (£'000)	Projected Outturn (£'000)	(Under)/ Overspend (£'000)	*Of which, savings not yet delivered* (£'000)
People	214,767	232,112	17,345	(211)
Place	51,168	65,656	14,488	*9,002*
Resources	3,782	7,719	3,937	*2,009*
Health & Wellbeing	5,962	5,555	(407)	*0*
Strategic Management Board	358	868	510	*1,856*
Service Delivery Budgets	**276,037**	**311,910**	**35,873**	12,656
Corporate	(14,340)	(14,652)	(312)	
Organisation wide savings				*26,651*
Net Expenditure	**261,697**	**297,258**	**35,561**	***39,307***
Council Tax	(205,104)	(205,104)	0	
Business Rates	(41,306)	(41,306)	0	
Top Up Grant	(10,925)	(10,925)	0	
Revenue Support Grant	(7,974)	(7,974)	0	
Collection Fund (Surplus)/Deficit	3,612	3,612	0	
Funding	**(261,697)**	**(261,697)**	**0**	
Total	**0**	**35,561**	**35,561**	

8.4. The majority of the current forecast overspend can be summarised as:

- Service spending over budget of £35.561m, as:
  - Savings not yet delivered of £39.307m as detailed in section 11 below.
  - Pressure of £6.771m in relation to external residential, external foster placements and agency social workers in Children's Social Care.

- Pressure of £3.284m relating to Home to School Transport linked to increased demand for services and inflationary costs.
- Mitigating factors to the above including one-off savings identified in relation to additional income generation, in-year vacancy management and reduction in supplies and services spend (£17.596m).

8.5. The variance to budget set out in table 4a can be analysed in terms of key causes, including underachievement of savings or other budget pressures, offset by any in-year mitigations that have arisen. This is shown in table 4b and detailed by service area in appendix 4. This shows that the overall variance of £35.561m is made up of:

- Overall pressures of £65.601m made up of
  - overall savings under-delivery of £35.950m
  - other service pressures of £29.651m,
- Overall mitigations of £30.040m of mitigations including additional fee income or grants received, or budgets where spending has been reduced (e.g. through holding vacancies).

Table 4b - Projected variance analysed across key causes

Directorate	**Under/ Overspend (£'000)**	*service-led savings pressures* (£'000)	*organisation-wide savings pressures* (£'000)	***all savings savings (£000s)***	*other budget pressures (£000s)*	*mitigations (additional income, grants etc) £000s*
People	17,345	*-211*	*9,295*	***9,084***	*17,049*	*-8,788*
Place	14,488	*9,002*	*1,732*	***10,734***	*6,637*	*-2,884*
Resources	3,937	*2,009*	*2,911*	***4,920***	*1,832*	*-2,813*
Health & Wellbeing	-407	*0*	*-148*	***-148***	*3,206*	*-3,465*
Strategic Management Board	510	*1,856*	*-374*	***1,482***	*645*	*-1,618*
Service Delivery Budgets	**35,873**	*12,656*	*13,416*	***26,072***	***29,369***	***-19,568***
Corporate	-312	*0*	*9,878*	***9,878***	*282*	*-10,472*
Net Expenditure	**35,561**	*12,656*	*23,294*	***35,950***	***29,651***	***-30,040***
				65,601		

8.6. The analysis in Tables 4a and 4b considers the forecast position by service area. Table 4c sets out the same position analysed by type of spending or income. This shows how the net budget of £261.297m shown in Table 4 is made up of £689.288m of expenditure offset by £427.591m of income. It shows that the current forecast includes overspending of £60.7m on expenditure budgets offset by £25.1m of additional income, resulting in an overall £35.6m of forecast overspending.

- Estimated overspending on Third Party Spending of £26.479m (Costs relating to adult social care contracts have been fully compensated by additional income including care contributions and CHC income).
- Supplies and Services overspending of £23.5m (largely due to non-pay savings unachieved).

- Staff pay costs are forecast to remain within budgeted costs as vacant posts are offset through agency costs.

- Income overachieved for Government Grants to the value of £10.5m, including
  - +£1.95m DfT (Bus service improvement plan - BSIP+),
  - +£1.61m Shared Prosperity Funding
  - +£1.49m DSG allocations
  - +£0.71m funding for Unaccompanied Asylum Seeking Children ('UASC')
  - +£0.71m Household Support Fund
  - +£0.56m Substance Misuse Treatment and Recovery

- £9.8m of other grants secured beyond those estimated, including +£7.0m of contributions. Some of this income is expected to be ongoing into future years, but it is unlikely that growth at this level would continue to be achieved.

- Recharged income has exceeded estimates in some areas, notably where DSG funding can be used to fund general revenue costs arising from schools (such as for excluded pupils).

Table 4c - Projected Outturn by type of spend

	Budget (£000s)	*Budget %*	Forecast (£000s)	Variance (£000s)
Expenditure	**689,288**	*100%*	**749,992**	**60,704**
Third Party Payments	239,024	*35%*	265,503	26,479
Employees	148,778	*22%*	150,327	1,549
Transfer Payments	106,164	*15%*	104,507	(1,657)
Supplies & Services	73,835	*11%*	97,395	23,560
Expenditure - Below the Line	39,632	*6%*	44,007	4,375
Support Services	27,338	*4%*	27,150	(188)
Premises-Related Expenditure	22,724	*3%*	23,648	924
Transport-Related Expenditure	20,276	*3%*	25,882	5,606
Capital Financing Costs	11,517	*2%*	11,572	55
Income	**(427,591)**	*100%*	**(452,733)**	**(25,142)**
Government Grants	(233,819)	*55%*	(244,278)	(10,459)
Customer and Client Receipts	(98,318)	*23%*	(98,899)	(581)
Recharges	(55,073)	*13%*	(59,615)	(4,543)
Other Grants/Reimbursements and Contributions	(37,736)	*9%*	(47,492)	(9,755)
Interest	(2,645)	*1%*	(2,449)	196
Net Budget	**261,697**		**297,259**	**35,561**

9. Savings

9.1. The summary position on savings delivery as at 31 December is that the Council anticipates delivery of 56.33% of targeted savings for the year. This is shown in tables 5a and 5b below.

9.2. Table 5a shows the analysis of savings targeted in the year based on the origin of the savings. There are three areas of origin. These are:

- New savings approved in the 2024/25 budget (£62.5m). These are to be cashable and recurrent to avoid a savings challenge being carried forward to future years.
- Demand management initiatives approved in the 2024/25 budget (£6.8m). These represent areas of anticipated demand pressure in social care that could be addressed, thereby reducing care costs in the year. Adopting sustainable approaches to this will help ensure that budget pressures in future years are minimised or reduced.
- Savings previously approved in the 2023/24 budget and secured in that year on a one-off (not ongoing) basis (£20.7m), and which were therefore required to be delivered in 2024/25. It should be noted that many of these relate to staffing costs – e.g. savings from funded vacant posts, or from staff turnover. These savings were achieved last year though holding posts vacant. The service review process enacted in the current year has provided the necessary ability to review these funded vacant posts and to determine where they can be permanently deleted. Hence, while these savings needed to be 're-found', plans already existed in the majority of cases.

Analysis by savings origin	Savings target	31 December forecast delivery	*31 December forecast delivery*
	£m	£m	*%*
New savings approved for 2024/25 budget	62.5	35.3	*56*
Demand management initiatives in the 2024/25 budget	6.8	7.0	*100*
Savings brought forward from 2023/24 where they were met on a one-off basis with plans to secure an ongoing budget reduction in 2024/25	20.7	8.4	*41*
Total	**90.0**	**50.7**	***57***

9.3. Table 5a shows that the anticipated level of delivery is 57% overall as at 31st December. Work is in hand to continue to improve on the level of delivery. Demand management initiatives have over-achieved as at 31st December. New savings approved in the budget for the current year indicates forecast delivery of 56%. Savings brought forward show the lowest level of delivery at 41%. This is explained, in part, by the work on workforce resizing so that not all decisions are yet included in the savings projections. Additionally, this area includes several organisation-wide initiatives, which, by their nature, are more challenging to implement. PwC as our transformation partner play a key role in supporting delivery in this area.

Table 5b - Summary of savings delivery forecast at 31 December, based on delivery route

Analysis by delivery route	Savings target	31 Dec forecast delivery	31 Dec forecast delivery	Under/(over) delivery
	£m	£m	%	£m
People	*25.3*	25.5	100	(0.2)
Place	*22.0*	13.0	59	9.0
Resources	*4.8*	2.8	58	2.0
Health & Wellbeing	*1.6*	1.6	100	0
SMB & Corporate	*2.5*	0.7	26	1.8
Sub Total: Service-led savings	**56.2**	**43.6**	**78**	**12.6**

Analysis by delivery route	Savings target	31 Dec forecast delivery	31 Dec forecast delivery	Under/(over) delivery
	£m	£m	%	£m
Organisation-Wide savings	33.8	7.1	21	26.7
Total	**90.0**	**50.7**	**57**	**39.3**

9.4. Table 5b represents the information shown in table 5a, but this time analysing savings delivery by the delivery route. There are two main delivery routes. These are 'service-led' delivery and 'organisation-wide' delivery.

9.5. Service-led savings were proposed by individual service areas as part of the preparation of the 2024/25 budget. Delivery currently ranges from 26% to 100%, with an average level of forecast delivery as at 31 December of 78%.

9.6. Organisation-wide savings relate to whole-organisation transformation and resizing. These initiatives were described in the July 2024 Cabinet report on the Council's New Operating Model. These are more complex to design and implement but the current forecast anticipated delivery at 21% against the £33.8m target. Organisation-wide savings were anticipated as a significant challenge during the business planning process for 2024/25. Engagement with PwC as a transformation partner is part of the response to that challenge, as is the creation of the Office of the Chief Executive (OCE).

9.7. Considering the overall view of delivery as at 31 December indicates the anticipated level of delivery is 57%. This compares with 81% secured in the last financial year by the end of the year. Work is in hand to continue to improve on the level of delivery. Demand management initiatives have been fully secured as at 31 December (100% delivery is forecast).

9.8. The Council is now scrutinising supply-chain spending, including strengthening contract management and developing ways to reduce the carbon footprint of the supply chain. This includes a review of contract management approaches across the Council including areas where additional support may be required. Expenditure requisitions are being scrutinised to test necessity, cost minimisation, and to secure overall spending reductions through the remainder of the year.

10. PWC – strategic partner engagement

10.1. The Council has been working with PwC since they were awarded the contract to be the Council's Transformation Partner in March 2023. They successfully supported the Council delivery savings and non-financial benefits during the 2023/24 financial year, and so the arrangement was extended into 2024/25.

10.2. The Council has worked with PwC to refocus their effort on three key areas of delivery for the financial year 2024/25. These are outlined in the table below, which also outlines the contractually agreed and anticipated costs (£6.025m) of PwC involvement and anticipated benefit (£9.2m) that is to be delivered through this activity.

Table 6 – Contractually defined costs and anticipated benefits of engagement with PwC

Theme	Spent to 31 December	Committed to 31 March	Estimated benefit in current financial year	ROI (current year)	Estimated benefit in next financial year	ROI (next year)	Commentary
Customer Management	£1.5m	£2.8m	£0.3m	0.1	£0.3m	0.2	Work has continued on the automation and digitalisation of processes across a number of services with voice automation being deployed at pace while systems are being developed to enable digitalisation of processes. While there have been some delays, a clear roadmap is in place to deliver until the end of the financial year.
Resizing and TOM	£1.2m	£1.2m	£7.6m	6.3	£8.6m	7.1	Activity in this area is complete with an outline TOM prepared for implementation. Service reviews have enabled a programme of resizing to reduce establishment costs, and two 'construct' workstreams have provided refreshed processes that will, when implemented, improve efficiencies and enhance the outcomes from contracts.
Third party spending	£0.8m	£0.8m	£0.2m	0.25	£0.3m	0.4	Activity in this area is largely completed. Spend reviews released some savings, while a review of contracts has identified areas for further release of spending reductions in third party spend. Next steps to realise these savings are being planned.
Subtotal	**£1.1m**	**£4.8m**	**£8.1m**	1.7	**£9.2m**	**1.9**	
	0.8m	£1.225m					Potential additional fees based on performance and the achievement of agreed outcomes (including savings).
Total		***£6.025m***					*Estimated ROI is not yet included for the potential total – estimated benefits and potential additional costs are not yet known with confidence.*

11. Reserves

11.1. The 2023/24 year ended with a General Fund Balance of £8.237m, which was brought forward into the new year. The 2024/25 budget included a contribution of £30.583m to the General Fund balance. The total on hand in this reserve at the beginning of the year was therefore £38.820m. This was considered a safe level given the profile of financial risks. As the year is progressing, maintenance of our level of GFB appears impossible and it is of great concern that the Council appears to have minimal resilience against any unforeseen variances. There is

some comfort that this position is slowly improving each month. This position is under constant review with the aim to forecast a higher retention of GFB before year end. This is shown in the table below, and in Appendix 6.

Table 7: General Fund Balance

General Fund	£'000
Balance as at 1st April 2024	8,237
Budgeted Contribution in 2024/25	30,583
Budgeted General Fund Balance as at 31st March	**38,820**
2024/25 estimated spending above budget (as projected at Q3) – Post Service Review	(35,561)
Balance as at 31 March 2025	**3,259**

11.2. The current projected overspend would deplete the majority of the General Fund Reserve and so it is vital that the current projected level of spending is significantly reduced.

12. Capital

12.1. The current capital programme and actual spend is detailed in Table 4 below, including updated projections on financing of the programme. Further detail is provided in Appendix 7.

Table 8: Projected Capital Programme Outturn

Directorate	2024/25 Revised Capital Programme (£'000)	2024/25 Actual Spend (£'000)	2024/25 Actual YTD spend as % of Budgeted YTD Spend	2025/26 Capital Programme (£'000)	2026/27 Capital Programme (£'000)
Health & Wellbeing	1,736	1,408	81.1%	564	150
People	9,604	3,546	36.9%	9,085	8,479
Place	80,320	46,648	58.1%	110,864	43,420
Resources	100	172	172.2%	-	-
Strategic Management Board	165	90	54.6%	-	-
Total General Fund	**91,925**	**51,864**	**56.4%**	**120,513**	**52,049**
Housing Revenue Account	18,768	9,361	50.0%	18,247	20,643
Total Capital Programme	**110,693**	**61,225**	**55.3%**	**138,760**	**72,692**
Financed By:					
Borrowing	(22,559)			(25,949)	(20,097)
Government Grants	(60,483)			(84,003)	(37,244)
Other Grants	(848)			(72)	-
Other Contributions	(16,480)			(9,176)	(1,440)
Revenue Contributions to Capital	(643)			(873)	(347)
Major Repairs Allowance	(9,481)			(5,560)	(5,000)
Capital Receipts	(199)			(12,727)	(8,564)
Total Financing	**(110,693)**			**(138,360)**	**(72,692)**

* Actual financing of the capital programme is determined at year end

12.2. The financing of the current capital programme assumes a level of capital receipts being realised. Capital receipts are a particular class of capital funding which can be used to support revenue costs of transformation, where the link to genuinely

transformational changes lasting several years can be demonstrated. Appendix 8 summarises the current capital receipt position and highlights both opportunities to secure receipts and the risk of increased revenue costs in future years.

12.3. The capital receipt projections for 2024-25 include a significant requirement of £26.008m to fund the Council's transformational activities. This projection includes a projection of £10.863m for the Voluntary Redundancy Programme (with a further £3.468m required in 2025-26, £0.226m for compulsory redundancies, £7.844m for transformation projects and £7.075m (including spending carried forward from the previous year) for the Council's Strategic Transformation Partner. The capital receipts requirement of actual voluntary redundancies is being updated monthly as redundancies actually occur. Compulsory redundancies expenditure of £0.226m represents actual payments to the end of November 2024. All of these capital receipts requirement estimates will be refined on an ongoing basis as further details on actual costs are determined.

13. Housing Revenue Account

13.1. At Quarter 3 (Period 9), the HRA is projecting a minor underspend of £0.5m (2.2% of gross budget) due to a reduction in the forecasted major repairs spend for the year. This will be continue to be monitored during the remainder of the year and any residual underspend or overspend will be charged through to the HRA reserve.

14. Dedicated Schools Grant

14.1. There was a cumulative DSG deficit of £2.304m carried forward from the 2023/24 financial year. In 2024/25, High Needs Block pressure is driving a forecast in-year overspend of £9.033m. Overall, the in-year DSG deficit across all 4 blocks of the DSG is forecast to be £9.174m which will result in a cumulative DSG deficit of £11.479m as at the end of the 2024-25 financial year. This is summarised below.

Table 9: Projected DSG Outturn

	£000s
Accumulated deficit brought forward from previous years	2,304
Forecast deficit arising in the current year	9,174
Accumulated deficit carried forward to future years	11,479

14.2. £2.790m of the £9.033m overspend on the High Needs Block DSG relates to the top-up funding paid to mainstream schools. As anticipated, there has been a large increase (46%) in top-up funding to mainstream schools reflecting increasing requests for EHC Needs Assessment and issuing of EHC plans. The increase has been particularly pronounced since the start of the 2024-25 academic year.

14.3. There is a £3.336m overspend on top-up funding to special schools. There has been an exercise in 2024-25 to review the use of banding levels being applied in Shropshire state-funded the Special Schools. This has resulted in a range of changes, including children and young people being plaed on higher banding levels than previously determined, based on their needs, as well as banding levels increasing. Another explanation for the increase in spend in this budget line is the planned increase in numbers at Keystone Special School, where up to 120 pupils are now able to be placed from September 2024.

14.4. There is also an overspend of £2.578m on Independent Special Schools placements. The Council has experienced a sharp increase in demand year on year for Independent Special School placements as evidenced by the number of new placements, particularly at one provider where capacity has been increased. There also continues to be a more frequent use of independent alternative providers, particularly in relation to children who are post 16.

14.5. A High Needs Block DSG 5-year forecast will be presented to Schools Forum later in the year with possible mitigations set out to bring the DSG financial position back into balance.

14.6. At present the Government has applied a statutory override to DSG deficits which means that the deficit is not required to be funded by the General Fund (as would usually be the case). The override is due to expire in March 2026. Good governance requires that all efforts must be made to constrain any overspend in the DSG, but the need to fund it from the General Fund would not arise until March 2026 under current arrangements. Current advice from DfE is that councils with DSG deficits should be looking ahead to what local arrangements could be made to fund that deficit, should the statutory override be removed.

15. Financial Management

15.1. Key indicators of financial management can be examined through the management of routine financial transactions that the Council undertakes on a day-to-day basis.

15.2. In paying suppliers, the Council has adopted a no Purchase Order, no pay process which ensure that transactions are only processed with a valid, authorised purchase order, thereby ensuring prompt payments to suppliers on receipt of invoice.

15.3. Another key indicator of financial management is the level of aged debt that the Council is managing. These indicators are tracked over the course of the financial year to monitor progress. The indicators as at Quarter 3 are detailed in Appendix 9.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Financial Strategy 2024/25 – 2028/29
Financial Monitoring Quarter 1 2024/25
Financial Monitoring Quarter 2 2024/25
Financial Rules

Local Member: All

Appendices [Please list the titles of Appendices]

Appendix 1A – 2024/25 Projected Revenue Outturn by Service

Appendix 1B – 2024/25 Detailed Projected Revenue Outturn by Service

Appendix 1C – 2024/25 Projected Revenue Outturn by Portfolio Holder

Appendix 2 – 2024/25 Income Projections

Appendix 3 – Delivery of 2024/25 Savings Proposals

Appendix 4 – Reconciliation of Monitoring Projections to Savings Delivery

Appendix 5 – Amendments to Original Budget 2024/25

Appendix 6 – Reserves 2024/25

Appendix 7 – Projected Capital Programme Outturn 2024/25 – 2026/27

Appendix 8 – Projected Capital Receipts

Appendix 9 – Financial Management Indicators

APPENDIX 1A - ANALYSIS OF MOVEMENT FROM NOVEMBER FORECAST (P8) TO DECEMBER FORECAST (P9/Q3)

Directorate	Service Area	Forecast Variance @ P9	Forecast Variance @ P8	Movement P8-P9	Explanation of Movement from P8 to P9
Corporate Budgets					
	Corporate Budgets	(312)	2,432	(2,745)	• £2.750m reduction in forecast for capital financing (MRP) further to latest capital programme delivery forecast.
Corporate Budgets Total		**(312)**	**2,432**	**(2,745)**	
Health and Wellbeing					
	Integration & Healthy People - Non-Ringfenced	(407)	(566)	159	• Adjustment of savings presentation (£0.075m) • Balance due to review of transformation funding and pay award costs.
	Integration & Healthy People - Ringfenced	(0)	(0)	0	• No variance between Period 8 and Period 9
Health and Wellbeing Total		**(407)**	**(566)**	**159**	
People					
	Adult Social Care	4,018	4,061	(43)	• £0.323m Increase in spend linked to residential costs for Older People • (£0.276m) Increased Client contributions to Four Rivers • (£0.053m) Capitalisation of posts for transformational projects
	Children's & Families	7,538	7,173	365	• £0.458m increase against External Residential Placements.
	Education & Achievement	1,943	1,927	16	• Minor variance between Period 8 and Period 9
	Shire Services	(35)	(34)	(2)	• Minor variance between Period 8 and Period 9
	People Directorate Management	3,881	3,493	388	• Revision to the unachieved savings targets showing in-year
People Total		**17,345**	**16,619**	**725**	
Place					
	Growth and Infrastructure	10,693	10,656	37	• Minor variance between Period 8 & Period 9
	Homes and Communities	3,948	3,849	98	• Minor variance between Period 8 & Period 9
	Place Directorate Management	(153)	(153)	(0)	• No variance between Period 8 and Period 9
Place Total		**14,487**	**14,352**	**136**	
Resources					
	Workforce and Improvement	875	869	6	• Minor variance between Period 8 and Period 9
	Finance and Technology	1,768	1,714	54	• Minor variance between Period 8 and Period 9

Directorate	Service Area	Forecast Variance @ P9	Forecast Variance @ P8	Movement P8-P9	Explanation of Movement from P8 to P9
	Legal and Governance	358	299	59	• Minor variance between Period 8 and Period 9
	Pensions	2	2	0	• No variance between Period 8 and Period 9
	Resources Directorate Management	936	968	(32)	• Minor variance between Period 8 and Period 9
Resources Total		**3,939**	**3,852**	**87**	
Strategic Management Board					
	Chief Executive and PAs	138	126	12	• Minor variance between Period 8 and Period 9
	Programme Management	214	206	8	• Minor variance between Period 8 and Period 9
	Communications and Customer Services	157	289	(132)	• £0.075m projection removal of corporate saving in P9 in Communications • (£0.200m) contribution of Public Health Grant through substitutions
Strategic Management Board Total		**510**	**622**	**(112)**	
Council Net Spending		**35,561**	**37,311**	**(1,750)**	

APPENDIX 1B ANALYSIS OF UNDERLYING FORECAST VARIANCE AT DECEMBER (P9/Q3)

			Budget	Outturn	Variance	RAGY
A1R010	**PEOPLE**		**214,767,270**	**232,111,806**	**17,344,536**	**R**
	Service Area	***Portfolio Holder***	**Budget**	**Outturn**	**Variance**	**RAGY**
RSA005	Adult Social Care Operations	*Adult Social Care and Public Health*	125,593,370	129,055,860	3,462,490	R
• £2.158m transformation targets yet to be realised • £0.869m Purchasing projected spend over budget due to increased costs and complex cases						
RSA003	Adult Social Care Provider Services	*Adult Social Care and Public Health*	4,051,320	4,533,664	482,344	R
• transformation targets yet to be realised						
RSA001	Adult Social Care Business Support and Development	*Adult Social Care and Public Health*	(2,433,010)	(2,010,107)	422,903	R
• transformation targets yet to be realised						
RSA002	Adult Social Care Management	*Adult Social Care and Public Health*	986,280	636,269	(350,011)	Y
• (£0.323m) Capitalisation of posts for transformational projects						
		Adults	**128,197,960**	**132,215,686**	**4,017,726**	R
RSA018	Children's Social Care and Safeguarding	*Children & Education*	20,849,240	23,732,728	2,883,488	R
• £0.936m forecast spend over budget on staffing across the Social Work Teams, largely relating to Agency Social Workers. • £0.791m savings target unachievable relates to efficiency savings targets across the whole of Children's Social Care and more time is required to produce a delivery plan. • £0.570m forecast spend over budget relates to other costs such as transport recharges and taxi costs, childcare payments, parenting assessments and interpreting fees. • £0.338m forecast spend over budget relates to Disabled Children's budget area with £0.349m of the value explained by DCT prevention and Support payments • £0.270m "low value efficiencies" savings target is currently forecast to be unachieved. • £0.183m forecast spend over budget relates to Adoption Services. There is a £0.274m spend over budget on Adoption Allowances but this is partially offset by a spend under budget on Intra-Agency adoption placements. • £0.205m net under spend against budget on Public Law Outline support packages.						
RSA019	Children's Early Help & Placements	*Children & Education*	41,444,090	46,098,952	4,654,862	R
• £4.337m forecast spend over budget on External Residential Placements. There have been a number of new external residential spot placements in recent months. • £2.018m forecast spend over budget on Fostering. The majority relates to External Fostering (£1.686m), partly explained by a portion of £1m savings target which was not achieved on an ongoing basis in 2023/24. £0.429m relates to Internal Fostering fees and allowances, while a £0.097m spend under budget relates to 16-18 Supported Accommodation placements. • £0.343m new savings proposed in 2024/25 are currently forecast as unachieved. These are organisational savings relating to rightsizing the organisation, third party spend and efficiency savings across the whole of Early Help. More time is required to produce a delivery plan to set out how these organisational wide savings will be achieved. • £0.205m forecast spend under budget the Internal Residential Homes due to the temporary closure of 2 of the homes						

• £0.556m forecast spend under budget against Early Help. The service implemented a new staffing structure from 1st June so staff turnover has been high and a number of posts have remained vacant as the service has restructured. The underspend also reflects the increased use of Supporting Families Grant within Early Help. • There is a credit of £1.282m relating to the capitalisation of posts as a one-off working on transformational projects (Stepping Stones Project)						
		Children's	**62,293,330**	**69,831,680**	**7,538,350**	R
RSA021	Learning and Skills	*Children & Education*	18,196,700	21,288,429	3,091,729	R
• £3.301m forecast spend over budget against Home to School Transport. £1.635m of this relates to SEND Transport where there has been a significant increase in the number of children with EHC Plans requiring transport. The remaining £1.666m relates to mainstream transport and the Children's transport Fleet. • There is a credit of £0.058m relating to the capitalisation of 1 post as a one-off working on transformational projects within Learning & Skills Business Support. • There are £0.151m of one-off efficiencies across both staffing and non-staffing budgets within Learning & Skills Business Support.						
RSA075	Public Transport	*Highways*	7,168,080	6,019,316	(1,148,764)	Y
• Department for Transport Grants applied against base budget funded expenditure totalling £0.770m has resulted in an under spend against budget • The remaining spend under budget is due to savings resulting from changes in the Concessionary Fares reimbursement model						
RSA017	Shire Services	*Housing and Assets*	0	(35,470)	(35,470)	Y
Minor Variance to budget as at Period 9						
		Learning and Skills	**25,364,780**	**27,272,276**	**1,907,496**	R
RSA070	People Directorate Management	*Adult Social Care and Public Health*	(1,088,800)	2,792,165	3,880,965	R
£3.881m relates largely to efficiency savings delivery						
			214,767,270	**232,111,806**	**17,344,536**	

Directorate			**Budget**	**Outturn**	**Variance**	**RAGY**
A1R003	**PLACE**		**51,168,400**	**65,655,755**	**14,487,355**	**R**
A1R003: Place		***Portfolio Holder***	**Budget**	**Outturn**	**Variance**	**RAGY**
RSA038	**Waste Management**	***Deputy Leader, Climate Change, Environment and Transport***	**34,468,390**	**36,289,460**	**1,821,070**	**R**
• Shortfall on Waste PFI contract re-negotiation based on delayed implementation £2.000m: Shortfall on Green waste charges (Oct implementation and 70% initial take up) £1.750m; Shortfall on Energy Share Contribution £1.000m all offset by savings on PFI contract being less than budgeted (£2.870m)						
RSA004	**Housing Services**	***Housing and Assets***	**3,870,520**	**3,562,352**	**(308,168)**	**Y**
• £0.330m variance driven by activity higher than provided for in the budget for Temporary Accommodation. • (£0.493m) savings in salaries due to Voluntary Redundancy (VR) & vacancies. • (£0.147m) savings on contracts.						

RSA033	**Outdoor Partnerships**	***Culture and Digital***	**1,156,650**	**1,091,537**	**(65,113)**	**Y**
• Minor variance to budget at Period 9						
RSA034	**Leisure**	***Culture and Digital***	**1,979,980**	**2,124,942**	**144,962**	**R**
• Spend over budget on salaries on casual staff needed for leisure centres • Spend over budget on contributions to utilities						
RSA036	**Museums and Archives**	***Culture and Digital***	**1,118,150**	**973,483**	**(144,667)**	**Y**
• Spend below budget due to delay of Invest 2 Save payment.						
RSA032	**Shropshire Hills National Landscape**	***Culture and Digital***	**35,020**	**35,020**	**0**	**R**
• No variance to budget at Period 9						
RSA037	**Theatre Services**	***Culture and Digital***	**18,750**	**(575,374)**	**(594,124)**	**Y**
• Additional net income						
RSA059	**Commercial Services Business Development**	***Housing and Assets***	**(46,880)**	**15,506**	**62,386**	**R**
• Minor variance to budget at Period 9						
RSA060	**Head of Culture, Leisure & Tourism**	***Culture and Digital***	**170,090**	**143,173**	**(26,917)**	**Y**
• Minor variance to budget at Period 9						
RSA065	**Housing Development and HRA**	***Housing and Assets***	**60,250**	**71,637**	**11,387**	**R**
• Minor variance to budget at Period 9						
RSA030	**Culture, Leisure & Tourism Development**	***Culture and Digital***	**14,760**	**11,579**	**(3,181)**	**Y**
• Minor variance at Period 9						
RSA006	**Bereavement Services**	***Planning and Regulatory Services***	**(270,710)**	**(249,493)**	**21,217**	**R**
• Minor variance to budget at Period 9						
RSA064	**Assistant Director Homes and Communities**	***Housing and Assets***	**(2,529,850)**	**167,978**	**2,697,828**	**R**
• transformation targets yet to be realised						
		Homes and Communities	**40,045,120**	**43,661,800**	**3,616,680**	R
RSA031	**Highways & Transport**	***Highways***	**10,112,410**	**12,064,030**	**1,951,620**	**R**
• Delays in implementing the revised parking strategy • Reserves now fully exhausted (reduced balance available to apply in 2024/25) • Additional Street works income						
RSA062	**Climate Change**	***Deputy Leader, Climate Change, Environment and Transport***	**(213,300)**	**179,995**	**393,295**	**R**

• Delayed implementation of Pyrolysis Plant £0.270m & Maesbury Solar Farm £0.125m expected to generate income.						
RSA013	**Corporate Landlord, Property and Development**	***Housing and Assets***	**3,581,710**	**4,721,612**	**1,139,902**	**R**
• Shortfall on Income received as follows; Ptarmigan £0.356m; Castle Court (Oswestry) £0.245m: Shirehall £0.245m; Mardol house / Tannery £0.112m, various Smallholdings £0.127m; various other properties £0.135m. Work continues to mitigate these shortfalls, linked to meeting the asset rationalisation savings targets.						
RSA063	**Highway Policy & Strategic Infrastructure**	***Deputy Leader, Climate Change, Environment and Transport***	**1,631,570**	**1,763,209**	**131,639**	**R**
• Shrewsbury Town Council grounds maintenance contract savings not fully achieved						
RSA023	**Director of Place**	***Housing and Assets***	**323,210**	**169,886**	**(153,324)**	**Y**
• Anticipated Service Review savings offset by some transformation savings yet to be realised						
RSA024	**Assistant Director Economy & Place**	***Growth and Regeneration***	**(708,920)**	**221,601**	**930,521**	**R**
• transformation targets yet to be realised						
RSA026	**Economic Growth**	***Growth and Regeneration***	**1,189,200**	**1,151,645**	**(37,555)**	**Y**
• Minor variance to budget at Period 9						
RSA027	**Broadband**	***Culture and Digital***	**150,330**	**94,765**	**(55,565)**	**Y**
• Minor variance to budget at Period 9						
RSA028	**Policy and Environment**	***Planning and Regulatory Services***	**1,780,590**	**1,803,720**	**23,130**	**R**
• Minor variance to budget at Period 9						
RSA058	**Assistant Director Highways and Transport**	***Highways***	**(2,070,890)**	**237,579**	**2,308,469**	**R**
• transformation targets yet to be realised						
RSA012	**Assistant Director Commercial Services**	***Housing and Assets***	**(4,652,630)**	**(414,087)**	**4,238,543**	**R**
• transformation targets yet to be realised						
		Highways and Growth	**11,123,280**	**21,993,955**	**10,870,675**	R
Total A1R003: Place			**51,168,400**	**65,655,755**	**14,487,355**	

			Budget	**Outturn**	**Variance**	**RAGY**
A1R011	**HEALTH & WELLBEING**		**5,961,710**	**5,554,848**	**(406,862)**	**Y**
A1R011: Health and Wellbeing		***Portfolio Holder***	**Budget**	**Outturn**	**Variance**	**RAGY**
RSA011	**Ring Fenced Public Health Services**	***Adult Social Care and Public Health***	**(29,960)**	**(29,960)**	**0**	**Y**
• No variance at Period 9						
		Public Health	**(29,960)**	**(29,960)**	**0**	R

RSA007	**Regulatory Services**	***Planning and Regulatory Services***	**1,342,190**	**1,350,990**	**8,800**	**R**
• Minor variance at Period 9						
RSA008	**Business and Consumer Protection**	***Planning and Regulatory Services***	**1,871,590**	**1,605,601**	**(265,989)**	**Y**
• (£0.266m) spend under budget mainly due to VR posts contributing to corporate savings, vacant post and restructure						
RSA025	**Planning Services**	***Planning and Regulatory Services***	**(144,230)**	**(404,834)**	**(260,604)**	**Y**
• Additional net income forecast						
RSA035	**Libraries**	***Culture and Digital***	**2,907,770**	**2,864,716**	**(43,054)**	**Y**
• Minor favourable variance at P9						
RSA044	**Business Improvement: Data, Analysis and Intelligence**	***Culture and Digital***	**14,350**	**168,335**	**153,985**	**R**
• £0.261m overspend in transformation work due to funding being reduced to 80% of allocated posts rather than 100% as budgeted for a certain number of posts across the team, offset against other staffing recharge income expected.						
		Regulatory and Engagement	**5,991,670**	**5,584,808**	**(406,862)**	R
Total A1R011: Health and Wellbeing			**5,961,710**	**5,554,848**	**(406,862)**	

Directorate			**Budget**	**Outturn**	**Variance**	**RAGY**
A1R012	**RESOURCES**		**3,781,910**	**7,720,752**	**3,938,842**	**R**
A1R012: Resources		***Portfolio Holder***	**Budget**	**Outturn**	**Variance**	**RAGY**
RSA047	Finance	*Finance, Corporate Resources and Communities*	2,155,420	4,128,219	1,972,799	R
• £1.418m balance of savings not yet achieved, offset somewhat by vacancy management in-year. • £0.525m change in anticipated savings delivery in in year HB subsidy loss • £0.030m additional capitalisation of staff above budget.						
RSA042	Automation and Technology	*Culture and Digital*	152,210	(577,858)	(730,068)	Y
• (£0.279m) reduction across various IT contracts • (£0.781m) capitalisation of staffing due to working on transformational projects • £0.330m balance of savings not yet achieved. Some savings have been met in-year by vacancy management.						
RSA072	Housing Benefits	*Finance, Corporate Resources and Communities*	511,630	1,037,124	525,494	R
£1.000m unachieved saving in relation to reducing costs against temporary accommodation - this has been mitigated in-year by (£0.565m) expected by supporting further in-house delivery of temporary accommodation instead of B&B use.						
		Finance and IT	**2,819,260**	**4,587,484**	**1,768,224**	R

RSA045	Human Resources and Organisational Development	*Finance, Corporate Resources and Communities*	7,880	775,818	767,938	R
• £1.032m savings relating to right sizing the organisation, third party spend, Target Operating Model (TOM) activity and income generation. • £0.130m income generation shortfall across Service Level Agreement contracts • £0.055m shortfall on Internal Training Income • (£0.338m) savings achieved from VR programme and vacancy management						
RSA052	Risk Management	*Finance, Corporate Resources and Communities*	(30,130)	(29,553)	577	R
• Minor variance to budget at period 9						
RSA073	Scrutiny	*Finance, Corporate Resources and Communities*	83,720	190,071	106,351	R
• £0.100m savings target yet to be realised.						
		HR & OD	**61,470**	**936,336**	**874,866**	R
RSA051	Commissioning Development and Procurement	*Finance, Corporate Resources and Communities*	(22,060)	141,651	163,711	R
• £0.158m reduced income from the Matrix rebate due to transfer of service to OPUS which should deliver wider organisational savings						
RSA053	Democratic Services	*Finance, Corporate Resources and Communities*	(14,800)	(109,815)	(95,015)	Y
• Minor variance to budget at period 9						
RSA054	Elections	*Finance, Corporate Resources and Communities*	592,330	577,648	(14,682)	Y
• Minor variance to budget at period 9						
RSA055	Legal Services	*Finance, Corporate Resources and Communities*	(59,070)	668,162	727,232	R
• £0.351m transformation savings yet to be realised • £0.279m projected spend above budget in relation to legal child care costs, this spend is demand driven.						
RSA009	Registrars and Coroners	*Planning and Regulatory Services*	451,920	242,925	(208,995)	Y
• Additional net income						
RSA066	Policy and Governance	*Finance, Corporate Resources and Communities*	(36,760)	(199,139)	(162,379)	Y
• (£0.162m) spend under budget relating to Vacancy Management and supplies and services.						
		Legal and Governance	**911,560**	**1,321,432**	**409,872**	R

RSA074	Feedback and Insights	*Finance, Corporate Resources and Communities*	(7,700)	(59,957)	(52,257)	Y
• Minor variance to budget at period 9						
RSA071	Resources Management Team	*Finance, Corporate Resources and Communities*	10,210	946,357	936,147	R
• £0.972m savings yet to be achieved in year • (£0.030m) in-year saving by reducing spend on supplies and services						
RSA050	Pensions	*Finance, Corporate Resources and Communities*	(12,890)	(10,900)	1,990	R
• Minor variance to budget at period 9						
		Resources Director	**(10,380)**	**875,500**	**885,880**	R
Total A1R012: Resources			**3,781,910**	**7,720,752**	**3,938,842**	

			Budget	Outturn	Variance	RAGY
A1R008	**STRATEGIC MANAGEMENT BOARD**		**358,000**	**867,950**	**509,950**	**R**
A1R008: Strategic Management Board		***Portfolio Holder***	**Budget**	**Outturn**	**Variance**	**RAGY**
RSA043	**Communications**	***Leader, Policy and Strategy, Improvement and Communications***	**23,590**	**334,456**	**310,866**	**R**
• £0.375m unachieved savings yet to be realised somewhat offset by savings achieved across vacancy management and the voluntary redundancy programme of (£0.067m).						
RSA067	**Programme Management**	***Leader, Policy and Strategy, Improvement and Communications***	**157,290**	**371,435**	**214,145**	**R**
• £0.206m spend relating to Transformation that is not able to be capitalised						
RSA076	**Customer Services**	***Leader, Policy and Strategy, Improvement and Communications***	**169,020**	**15,544**	**(153,476)**	**Y**
• £0.330m unachieved savings yet to realised • £0.103m Lost SLA Income re changes to CCTV Service • (£0.276m) balance of vacancy management and voluntary redundancy programme savings achieved through delivery of service review outcomes						
		Office of the Chief Executive	**349,900**	**721,435**	**371,535**	R
RSA056	**Chief Executive & PAs**	***Leader, Policy and Strategy, Improvement and Communications***	**8,100**	**146,515**	**138,415**	**R**
• £0.166m transformation savings yet to be realised • (£0.042m) savings achieved from voluntary redundancy programme and reductions across supplies and services expenditure						

Total A1R008: Strategic Management Board		**358,000**	**867,950**	**509,950**	

			Budget	Outturn	Variance	RAGY
A1R009	**CORPORATE BUDGETS**		**(14,340,070)**	**(14,652,461)**	**(312,391)**	**Y**
A1R009: Corporate Budgets		***Portfolio Holder***	**Budget**	**Outturn**	**Variance**	**RAGY**
RSA057	**Corporate Budgets**	***Finance, Corporate Resources and Communities***	**(14,340,070)**	**(14,652,461)**	**(312,391)**	**Y**
• £5.301m transformation savings targets yet to be realised • £0.187m reduction in forecast interest receivable • (£0.319m) release of Development Fund budget unapplied in-year • (£0.358m) reduction in interest payable due in year • (£0.380m) release of remaining Invest to Save reserve • (£0.652m) increased income including profit share WME estimates • (£1.376m) pay award agreement less than budgeted • (£2.750m) MRP requirement for borrowing related to Capital Projects less than budgeted						
Total A1R009: Corporate Budgets			**(14,340,070)**	**(14,652,461)**	**(312,391)**	

Grand Total :		**261,697,220**	**297,258,651**	**35,561,431**

APPENDIX 1C

2024/25 PROJECTED REVENUE OUTTURN BY PORTFOLIO HOLDER

Portfolio Holder	Revised Budget £'000	Forecast Outturn £'000	Forecast Variance £'000
Portfolio Holder Adult Social Care and Public Health	127,079	134,978	7,899
Portfolio Holder Children and Education	80,490	91,120	10,630
Deputy Leader and Portfolio Holder Climate Change, Environment and Transport	35,887	38,233	2,346
Portfolio Holder Highways	15,210	18,321	3,111
Portfolio Holder Culture and Digital	7,718	6,354	-1,364
Portfolio Holder Planning and Regulatory Services	5,031	4,349	-682
Portfolio Holder Housing and Assets	606	8,259	7,653
Portfolio Holder Growth and Regeneration	480	1,373	893
Leader and Portfolio Holder Policy and Strategy, Improvement and Communications	358	868	510
Portfolio Holder Finance, Corporate Resources and Communities	-11,162	-6,597	4,566
Total	**261,697**	**297,259**	**35,561**

APPENDIX 2

2024/25 INCOME PROJECTIONS
Specific Government Grants

The revenue budget for 2024/25 includes specific Government Grants of £300.846m. The majority of these budgets will be based on known allocations that the Government has announced for Shropshire Council. However, during the year the Council will also bid for additional grant funding to support activities. This table tracks the overall position as it emerges.

Government Grants	Revised Budget £'000	Forecast Outturn £'000	Variance £'000
People			
Dedicated Schools Grant	(128,231)	(128,231)	0
Pupil Premium Grant	(7,216)	(7,216)	0
Market Sustainability and Improvement Fund	(6,098)	(6,098)	0
Adult Social Care Discharge Fund	(2,772)	(2,772)	0
Unaccompanied Asylum Seeking Children	(2,987)	(3,811)	(824)
Improved Better Care Fund	(1,967)	(1,967)	0
Other Grants	(7,303)	(10,867)	°(3,564)
Total People Grants	**(156,574)**	**(160,962)**	**(4,388)**
Place			
UK Shared Prosperity Fund	(5,662)	(6,896)	(1,234)
Waste - PFI	(3,186)	(3,037)	149
Homes for Ukraine	(1,513)	(1,592)	(79)
Other Grants	(4,806)	(6,186)	*(1,380)
Total Place Grants	**(15,167)**	**(17,711)**	**(2,544)**
Health and Wellbeing			
Public Health Grant	(13,496)	(13,496)	0
Other Grants	(1,558)	(2,817)	^(1,259)
Total Health and Wellbeing Grants	**(15,054)**	**(16,313)**	**(1,259)**
Resources			
Mandatory Rent Allowances: Subsidy	(38,000)	(38,000)	0
Rent Rebates: Subsidy	(7,902)	(7,902)	0
Other Grants	(756)	(1,203)	(447)
Total Resources Grant	**(46,658)**	**(47,105)**	**(447)**
Strategic Management Board	**0**	**(357)**	**(357)**
Corporate Budgets			

Social Care Support Grant	(28,010)	(28,010)	0
Business Rate Retention Scheme – s31 Grants	(23,625)	(23,625)	0
Improved Better Care Fund	(9,896)	(9,896)	0
Rural Service Delivery Grant	(8,982)	(8,982)	0
New Homes Bonus	(1,807)	(1,807)	0
Other Grants	(1,879)	(1,930)	(51)
Total Corporate Budgets	**(74,199)**	**(74,250)**	**(51)**
Total	**(307,652)**	**(316,698)**	**(9,046)**

* Additional grants in Place include £0.3m of DFE Multiply Funding relating to the UK Shared Prosperity Fund, an additional £0.174m for Active Travel Grant and an additional £0.246m of Household Support Fund.

^ Additional grants projected include £0.567m of Supplementary Substance Misuse Treatment and Recovery Funding, £0.342m of Rough Sleeping Drug & Alcohol Treatment & Recovery funding and £0.250m of PCC Grant.

° Additional grants in People include £1.951m for the Bus Service Improvement Plan +

Income from Fees and Charges

The forecast income from discretionary sales, fees and charges is showing a projected shortfall, although over £1.2m of this is due to a reduction in costs being recharged as the costs are no longer held within the council (i.e. Marches LEP). Other shortfalls in income include car park income and rental income within Growth and Infrastructure. Further work will be undertaken within these services to generate additional income to offset these projected shortfalls, or expenditure will be reduced accordingly.

Fees and Charges Income	Revised Budget £'000	Forecast Outturn £'000	Variance £'000
People			
Adult Social Care Management	0	0	0
Adult Social Care Business Support & Development	(3,042)	(3,102)	(60)
Adult Social Care Provider Services	(175)	(217)	(42)
Adult Social Care Operations	(1)	(6)	(5)
Children's Social Care and Safeguarding	0	(15)	(15)
Children's & Families	0	0	0
Education & Achievement	(13,329)	(13,610)	(281)
Directorate Management	0	0	0
People Total	**(16,547)**	**(16,950)**	**(403)**
Place			
Growth & Infrastructure	(19,292)	(14,193)	5,099
Homes & Communities	(7,733)	(7,497)	236
Directorate Management	0	0	0
Place Total	**(27,025)**	**(21,690)**	**5,335**

Health and Wellbeing			
Integration & Healthy People– Non Ringfenced	(280)	(494)	(214)
Integration & Healthy People - Ringfenced	(960)	(927)	33
Health and Wellbeing Total	**(1,240)**	**(1,421)**	**(181)**
Resources			
Workforce and Improvement	(558)	(452)	106
Finance and Technology	(1,951)	(1,878)	74
Legal and Governance	(69)	(1,059)	(991)
Pensions	(21)	(21)	0
Directorate Management	0	0	0
Resources Total	**(2,599)**	**(3,410)**	**(811)**
Strategic Management Board			
Chief Executive and PAs	0	0	0
Programme Management	0	0	0
Communications and Engagement	(180)	(53)	127
Strategic Management Board Total	**(180)**	**(53)**	**127**
Corporate Budgets	**0**	**0**	**0**
Total	**(47,591)**	**(43,524)**	**4,067**

APPENDIX 3

DELIVERY OF 2024/25 SAVINGS PROPOSALS

2.1 Summary

The savings projections for 2024/25 are being tracked monthly with savings delivery being mapped against projected delivery during the course of the year.

The table below summarises the position as at 31st December 2024.

Savings Target	Delivered	Projected Delivery	Indicative Plans	Not Yet Planned	25/26 Full Year Savings	25/26 Savings Outstanding
£90,006,406	£43,934,063	£47,987,977	£2,711,302	£39,307,128	£51,713,293	£38,293,113
	% Delivered	% Projected Delivery	% Indicative Plans	% Not Yet Planned	% 25/26 Full Year Savings	% 25/26 Savings Outstanding
	48.81%	53.32%	3.01%	43.67%	57.46%	42.54%

The savings summary shows projected delivery and indicative plans being in place for over 56% of the savings identified as at Period 9. 25/26 full year delivery is currently showing a delivery of just over 57% which takes into account some of the current savings assuming to be delivered only one-off in-year. Further work is to be progressed to ensure that savings proposals delivered can be delivered on an ongoing basis in order to reduce any further savings pressures into 2025/26.

Shropshire Council 24/25 Individual Savings List

Savings Name	Savings Target	Delivered to Date (One-off)	Delivered to Date (Ongoing)	Delivered to Date Total	Projected Delivery (One-off)	Projected Delivery (Ongoing)	Projected Delivery Total	Indicative Plans in Place	Not Yet Planned	2025/26 Full Year Savings Delivery (Ongoing)
CM003 - Increase fly tipping charges	£20,000	£0	£20,000	£20,000	£0	£20,000	£20,000	£0	£0	£20,000
CM007 - Increase wider Fees and charges above those mentioned specifically elsewhere	£2,000,000	£0	£44,631	£44,631	£0	£44,631	£46,925	£100,000	£1,853,075	£43,270
EFF03 - Removal of budgets for vacant posts (avg. 3%)	£61,420	£61,420	£0	£61,420	£61,420	£0	£61,420	£0	£0	£61,420
EFF09 - Removal of budgets for vacant posts (avg. 3%)	£1,247,980	£101,410	£0	£101,410	£747,610	£0	£747,610	£0	£500,370	£0
EFF101 - Target Operating Model - staffing budget turnover and wastage increase by 5% (year-end review).	£3,514,980	£867,980	£10,850	£878,830	£867,980	£10,850	£878,830	£0	£2,636,150	£10,850
EFF103(a) - Target Operating Model - Transformation partner delivers 4 x end-to-end process reviews yielding £0.5m per project.	£770,523	£0	£0	£0	£0	£0	£0	£0	£770,523	£0
EFF103(b) - Target Operating Model - Transformation partner delivers 4 x end-to-end process reviews yielding £0.5m per project.	£1,229,477	£0	£0	£0	£0	£0	£0	£600,000	£629,477	£0
EFF105 - Target Operating Model/Workforce Strategy - Getting Leadership Right - cashable benefit of improved organisation-wide performance management	£1,403,190	£22,851	£220,312	£243,163	£130,942	£227,746	£358,688	£3,150	£1,041,352	£142,870
EFF107 - Contract Spend Analysis and Contract Management Review	£250,000	£0	£0	£0	£0	£0	£0	£0	£250,000	£0
EFF108 - Application of corporate grants	£2,000,000	£0	£0	£0	£437,000	£0	£437,000	£0	£1,563,000	£0
EFF18 - Decreased use of B&B accommodation as temporary accommodation for 2022/23 (including associated costs) in view of current action to reduce or divert demand.	£162,000	£0	£0	£0	£0	£162,000	£162,000	£0	£0	£162,000
EFF44(a) - As per the PFI contract - Increased share from the sale of energy and recyclates	£2,000,000	£0	£2,000,000	£2,000,000	£0	£2,000,000	£2,000,000	£0	£0	£2,000,000
EFF44(b) - Review and negotiate key supplier contracts including the Waste PFI contract to secure cost reductions	£2,000,000	£0	£0	£0	£0	£0	£0	£0	£2,000,000	£2,000,000

EFF44(c) - Reduce from five to three Household Recycling Centres – Anticipated to deliver £0.300m therefore £0.014m included within 2024/25 savings Proposals	£286,000	£0	£286,000	£286,000	£0	£286,000	£286,000	£0	£0	£286,000
EFF45 - Charge staffing costs to capital budgets where possible and appropriate (capital project support or transformation of revenue services).	£2,019,310	£1,044,774	£519,310	£1,564,084	£1,469,374	£94,710	£1,564,084	£0	£455,226	£1,564,084
EFF49 - Removal of budgets for vacant posts (avg. 3%)	£895,870	£0	£81,587	£81,587	£0	£81,587	£81,587	£0	£814,283	£176,780
EFF78 - Review of customer contact teams across the Council - Channel shifting to promote more streamlined and cost-efficient responses.	£1,112,000	£0	£0	£0	£0	£0	£0	£0	£1,112,000	£0
EFF80 - Removal of budgets for vacant posts (avg. 3%)	£717,730	£698,168	£4,990	£703,158	£698,168	£4,990	£703,158	£0	£14,572	£424,538
EFF81 - New Operating Model - Charge staffing costs delivering transformation to capital budgets where possible and appropriate (Workforce and Improvement).	£645,222	£401,737	£0	£401,737	£401,737	£0	£401,737	£0	£243,485	£0
EFF82 - Legal and Governance restructure to include deletion of some vacant posts and the movement of others into transformation	£67,000	£0	£0	£0	£0	£0	£0	£0	£67,000	£0
EFF83 - New Operating Model - Charge staffing costs to capital budgets where possible and appropriate (Legal and Democratic).	£57,330	£0	£0	£0	£0	£0	£0	£0	£57,330	£0
EFF84 - New Operating Model - Charge staffing costs to capital budgets where possible and appropriate (Finance and IT).	£20,740	£0	£12,898	£12,898	£0	£12,898	£12,898	£16,589	-£8,747	£0
EFF86 - Contract rebates and spending reductions	£28,000	£0	£0	£0	£0	£28,000	£28,000	£0	£0	£28,000
EFF87 - Operating Model - Digital County - Reduce/remove uneconomical Service Delivery	£100,000	£0	£0	£0	£0	£0	£0	£0	£100,000	£0
EFF88 - Review of single person discount and housing benefit applications against data warehouse to reduce error and fraud.	£100,000	£0	£0	£0	£0	£0	£0	£0	£100,000	£0
EFF89 - CCTV provision and management - Seek partner funding contributions	£75,000	£0	£0	£0	£0	£0	£0	£0	£75,000	£0
MD001 - Further increase funding of public health reserves to support preventative initiatives at the children's, adults and customer front-door.	£200,000	£200,000	£0	£200,000	£200,000	£0	£200,000	£0	£0	£0
MD004 - Transfer of a leisure asset to an appropriate provider.	£100,000	£0	£100,000	£100,000	£0	£100,000	£100,000	£0	£0	£100,000
MD006 - Introduce a booking system for household recycling centres	£200,000	£0	£70,000	£70,000	£0	£70,000	£70,000	£130,000	£0	£200,000

MD007 - By increasing the use of technology, community and voluntary support reduce the need for formal care by maximising independence	£2,215,811	£0	£2,046,139	£2,046,139	£0	£2,215,811	£2,215,811	£0	£0	£2,215,811
MD008 - Increase the number of people supported by START inhouse reablement service to maximise independence, preventing readmission and the need for long term social care	£1,596,510	£0	£1,575,959	£1,575,959	£0	£1,596,510	£1,596,510	£0	£0	£1,596,510
MD009 - Reduce the need for long term residential care - Shropshire Council is committed to supporting peoples independence by ensuring they return home from hospital	£1,512,664	£0	£1,583,338	£1,583,338	£0	£1,583,338	£1,583,338	£0	-£70,674	£1,583,339
MD010 - Provider market sustainability - Shropshire Council is continuing to work with the market to commission sustainable services that meet need whilst delivering value	£1,600,000	£0	£1,828,017	£1,828,017	£0	£1,828,017	£1,828,017	£0	-£228,017	£1,600,000
MD011 - Reducing the need to long term residential care - Ensuring that Shropshire Council commission the right care for people in line with their needs	£129,314	£0	£129,314	£129,314	£0	£129,314	£129,314	£0	£0	£129,314
MD012 - Supported living - Reduce the need for 24 hour provision and increase independence through alternative resources such as technology	£1,200,000	£878,929	£326,816	£1,205,745	£878,929	£326,816	£1,205,745	£0	-£5,745	£326,816
MD013 - Working with partners to identify health needs to ensure the right support is given at the right time	£650,000	£0	£650,000	£650,000	£0	£650,000	£650,000	£0	£0	£650,000
MD014 - Enabling the use of wider travel options to increase independence and reduce isolation	£200,000	£200,000	£0	£200,000	£200,000	£0	£200,000	£0	£0	£0
MD015 - Deliver efficiencies though review of service delivery	£300,000	£0	£300,000	£300,000	£0	£300,000	£300,000	£0	£0	£300,000
MD016 - Night time care and support service enabling people to stay at home	£522,000	£0	£522,000	£522,000	£0	£522,000	£522,000	£0	£0	£522,000
MD017 - Supporting people to have Direct payment rather than agency care	£110,000	£0	£173,950	£173,950	£0	£173,950	£173,950	£0	-£63,950	£173,230
MD018 - Stepping stones - Reduce numbers of childcare placements in long-term residential placements, where appropriate	£3,000,000	£0	£3,000,000	£3,000,000	£0	£3,000,000	£3,000,000	£0	£0	£5,649,408
NI001 - Increase in income through the Minimum income guarantee national announcement.	£1,500,000	£0	£1,046,772	£1,046,772	£0	£1,500,000	£1,500,000	£0	£0	£1,500,000
NI002 - Reconciliation of any variance to care hours provided.	£2,300,000	£0	£1,533,336	£1,533,336	£0	£2,300,000	£2,300,000	£0	-£0	£2,300,000
NI003 - Set up a charging structure for recipients of telecare	£100,000	£0	£100,000	£100,000	£0	£100,000	£100,000	£0	£0	£100,000

NI004 - Expand the Handy Person service to a wider range of customers, including fee payers, supporting independent living	£10,000	£0	£10,000	£10,000	£0	£10,000	£10,000	£0	£0	£10,000
NI005 - Increased income from countryside maintenance contracting activity. Review green asset maintenance arrangements	£39,720	£0	£39,720	£39,720	£0	£39,720	£39,720	£0	£0	£39,720
NI006 - Increase income from Museums and Archives services	£150,000	£0	£150,000	£150,000	£0	£150,000	£150,000	£0	£0	£150,000
NI007 - Increase income from an enhanced memorial and ceremony offer at Council sites	£60,000	£0	£0	£0	£0	£0	£0	£60,000	£0	£60,000
NI008 - Increase income from an improved range of wedding and partnership ceremony packages	£68,000	£0	£68,000	£68,000	£0	£68,000	£68,000	£0	£0	£68,000
NI009 - Development of commercial model for theatre and cinema income to achieve net zero budget	£295,000	£0	£295,000	£295,000	£0	£295,000	£295,000	£0	£0	£295,000
NI010 - Introduce charging for fortnightly green waste collection	£4,000,000	£0	£2,250,000	£2,250,000	£0	£2,250,000	£2,250,000	£0	£1,750,000	£4,400,000
NI012 - Charge housing developers for new bins	£70,000	£0	£70,000	£70,000	£0	£70,000	£70,000	£0	£0	£70,000
NI013 - Review options for car parking charges at Council offices	£100,000	£0	£0	£0	£0	£0	£0	£100,000	£0	£100,000
RC001 - Redesign the delivery of the statutory service including managing demand.	£105,000	£0	£105,000	£105,000	£0	£105,000	£105,000	£0	£0	£105,000
RC002 - Redesign the delivery of the statutory regulatory (ecology) services including managing demand.	£58,600	£0	£58,600	£58,600	£0	£58,600	£58,600	£0	£0	£58,600
RC003 - Further increase allocation of the public health grant to support preventative initiatives at the children's, adults and customer front-door.	£90,000	£0	£90,000	£90,000	£0	£90,000	£90,000	£0	£0	£90,000
RC004 - Capitalisation of reserves as one off for staff and projects relating to transformation work to further increase funding of public health reserves to support preventative initiatives. This is for 2024/25, in addition to 1,000,000 in 23/24.	£1,000,000	£1,000,000	£0	£1,000,000	£1,000,000	£0	£1,000,000	£0	£0	£0
RC006 - Increase income through charging for training.	£180,000	£0	£188,147	£188,147	£0	£188,147	£188,147	£0	-£8,147	£188,147
RC007 - Review of our in house day service provision.	£105,000	£0	£105,000	£105,000	£0	£105,000	£105,000	£0	£0	£105,000
RC008 - Review and reduce 3rd party spend	£2,600,000	£0	£2,608,000	£2,608,000	£0	£2,608,000	£2,608,000	£0	-£8,000	£2,608,000
RC009 - Review and reduce the need for 24 hour provision through the use of technology to increase independence	£300,000	£0	£0	£0	£0	£300,000	£300,000	£0	£0	£300,000
RC011 - Review and resize business support functions	£375,000	£0	£375,000	£375,000	£0	£375,000	£375,000	£0	£0	£375,000
RC012 - Review of external day service provision	£180,000	£0	£181,248	£181,248	£0	£181,248	£181,248	£0	-£1,248	£181,248

RC013 - Improve efficiencies of commissioned services across children's services contracts and secure overall reduction in demand.	£1,600,000	£0	£1,600,000	£1,600,000	£0	£1,600,000	£1,600,000	£0	£0	£1,600,000
RC014 - Review & resize senior staffing structure in Children's Services against projected activity levels	£87,000	£87,000	£0	£87,000	£87,000	£0	£87,000	£0	£0	£0
RC016 - Agency Staff - reducing use of agency staff; promote permanent staffing.	£85,000	£0	£85,000	£85,000	£0	£85,000	£85,000	£0	£0	£85,000
RC017 - Review & resize Supported Board and Lodgings (17 & 18 year olds) to ensure full capacity	£30,000	£0	£30,000	£30,000	£0	£30,000	£30,000	£0	£0	£30,000
RC020 - Ensure that funding for the most complex of children is equitably shared with Health as an equal partner responsible for the safe care of children.	£156,000	£0	£156,000	£156,000	£0	£156,000	£156,000	£0	£0	£106,493
RC023 - Focus new residential property acquisitions on priority housing needs	£50,000	£0	£50,000	£50,000	£0	£50,000	£50,000	£0	£0	£50,000
RC024 - Optimise the use of existing Council residential properties	£20,000	£0	£0	£0	£0	£20,000	£20,000	£0	£0	£20,000
RC025 - Review and resize the Housing Services team	£60,000	£0	£60,000	£60,000	£0	£60,000	£60,000	£0	£0	£60,000
RC029 - Review staffing and resize the Rights of Way team	£19,395	£0	£19,395	£19,395	£0	£19,395	£19,395	£0	£0	£19,395
RC030 - Review staffing and resize the Outdoor Partnerships team	£41,250	£0	£41,250	£41,250	£0	£41,250	£41,250	£0	£0	£41,250
RC031 - Removal of Arts Development funding	£17,120	£0	£17,120	£17,120	£0	£17,120	£17,120	£0	£0	£17,120
RC035 - Review staffing and resize the Culture Leisure and Tourism management team	£350,000	£0	£350,000	£350,000	£0	£350,000	£350,000	£0	£0	£350,000
RC036 - Service efficiencies from Registrars service digitisation	£50,000	£0	£50,000	£50,000	£0	£50,000	£50,000	£0	£0	£50,000
RC038 - Review staffing and resize the Business and Consumer Protection Team	£35,000	£768	£34,232	£35,000	£768	£34,232	£35,000	£0	£0	£35,000
RC040 - Dispose of Shirehall quicker and relocate services	£325,000	£0	£130,000	£130,000	£0	£130,000	£130,000	£0	£195,000	£1,181,000
RC043 - Review and resize staffing in Property and Development Services	£550,000	£0	£550,000	£550,000	£0	£550,000	£550,000	£0	£0	£614,190
RC044 - Review and resize the Climate Change team	£200,000	£0	£200,000	£200,000	£0	£200,000	£200,000	£0	£0	£200,000
RC045 - Review and re-size staffing in Strategic Transport	£70,000	£0	£70,000	£70,000	£0	£70,000	£70,000	£0	£0	£75,680
RC046 - Review staffing and secure workforce reductions in tree work, conservation, and historic environment teams.	£175,000	£0	£175,000	£175,000	£0	£175,000	£175,000	£0	£0	£175,000
RC047 - Review and re-size staffing in Planning Policy team	£160,000	£0	£160,000	£160,000	£0	£160,000	£160,000	£0	£0	£160,000
RC048 - Review and re-size staffing in Planning team.	£230,000	£0	£230,000	£230,000	£0	£230,000	£230,000	£0	£0	£230,000

RC049 - Review and re-size staffing in Highways Development team	£100,000	£0	£100,000	£100,000	£0	£100,000	£100,000	£0	£0	£100,000
RC050 - Review and re-sizing staffing in Planning Enforcement	£35,000	£0	£35,000	£35,000	£0	£35,000	£35,000	£0	£0	£35,000
RC051 - Review and re-sizing staffing in Broadband team.	£30,000	£0	£30,000	£30,000	£0	£30,000	£30,000	£0	£0	£30,000
RC052 - Capitalise post in Strategic Infrastructure.	£37,000	£0	£37,000	£37,000	£0	£37,000	£37,000	£0	£0	£37,000
RC053 - Capitalise part of posts in Economic Growth.	£50,000	£0	£50,000	£50,000	£50,000	£0	£50,000	£0	£0	£50,000
RC054 - Review and re-size staffing in the economic development team, including options to capitalise posts.	£77,000	£0	£77,000	£77,000	£0	£77,000	£77,000	£0	£0	£77,000
RC055 - Change in percentage split of chargeable/non-chargeable receipts in Building Control	£70,000	£0	£70,000	£70,000	£70,000	£0	£70,000	£0	£0	£70,000
RC057 - Cessation of LEP contribution further to government guidance.	£36,000	£0	£36,000	£36,000	£0	£36,000	£36,000	£0	£0	£36,000
RC058 - Stop payment of subscription to "Midlands Engine" partnership.	£20,000	£0	£20,000	£20,000	£0	£20,000	£20,000	£0	£0	£20,000
RC059 - Review contractor provisions relating to pensions costs (one off).	£300,000	£300,000	£0	£300,000	£300,000	£0	£300,000	£0	£0	£0
RC060 - Review contracts and secure cost reductions in current 'Green Asset' contracts.	£250,000	£0	£250,000	£250,000	£0	£250,000	£250,000	£0	£0	£250,000
RC061 - Review contract and secure cost reductions in reactive drainage operational team.	£200,000	£0	£200,000	£200,000	£0	£200,000	£200,000	£0	£0	£200,000
RC062 - Review and resize through highways restructure	£600,000	£0	£600,000	£600,000	£0	£600,000	£600,000	£0	£0	£600,000
RC063 - Cross Directorate structural efficiencies & synergies alongside framework utilisation reductions.	£2,000,000	£0	£2,000,000	£2,000,000	£0	£2,000,000	£2,000,000	£0	£0	£2,000,000
RC064 - Review and re-size staffing HR/OD Team (1)	£100,000	£0	£80,302	£80,302	£0	£80,320	£80,320	£0	£19,680	£100,000
RC065 - Review and re-size staffing HR/OD Team (2)	£100,000	£0	£4,514	£4,514	£0	£4,514	£4,514	£0	£95,486	£37,660
RC066 - Review and re-size staffing in the Improvement Team	£75,000	£0	£52,028	£52,028	£0	£52,028	£52,028	£0	£22,972	£34,250
RC068 - Review and re-size staffing in the Overview and Scrutiny Function	£100,000	£0	£0	£0	£0	£0	£0	£0	£100,000	£0
RC071 - Review contract, fleet, and secure cost reductions in use of mobile phones.	£114,000	£0	£114,000	£114,000	£0	£114,000	£114,000	£0	£0	£114,000
RC072 - Review and resize staffing in ICT (includes systems maintenance and development (hardware and software), user support and helpdesk, and corporate network security).	£1,000,000	£810,681	£206,243	£1,016,924	£810,681	£206,243	£1,016,924	£0	-£16,924	£406,770
RC073 - Review and resize staffing in Revenues and Benefits (council tax and business rates collection and council tax support and housing benefits payments)	£500,000	£201,811	£103,379	£305,190	£201,811	£103,379	£305,190	£0	£194,810	£162,258

RC074 - Anticipated cost reductions in Revenues & Benefits arising from improvement of in-house Temporary Accommodation provision.	£1,000,000	£0	£475,042	£475,042	£0	£475,042	£475,042	£0	£524,958	£1,476,672
RC077 - Centralisation and efficiencies of external legal spending.	£100,000	£0	£0	£0	£0	£0	£0	£50,000	£50,000	£100,000
RC078 - New model for future delivery of the Council's Out of Hours calls triage and Shrewsbury Town Centre CCTV monitoring	£334,000	£95,420	£0	£95,420	£95,420	£0	£95,420	£79,000	£159,580	£228,420
RC080 - Review and re-size overall council staffing beyond those listed elsewhere.	£8,500,000	£222,060	£543,235	£765,295	£222,060	£543,235	£765,295	£1,290,196	£6,444,509	£1,192,783
RC081 - Senior Management review	£710,000	-£13,280	£149,050	£135,770	£13,280	£169,750	£183,030	£39,947	£487,023	£388,950
RC082 - Review and re-size staffing in executive support across the council.	£50,000	£0	£25,242	£25,242	£0	£25,242	£25,242	£0	£24,758	£33,890
RC083 - Review and secure cost reductions in the pooled training budget	£50,000	£0	£32,580	£32,580	£0	£32,580	£32,580	£0	£17,420	£23,030
RC085 - Reduce Third Party Spend. The proposal is to identify opportunities to reduce third party spend in a sustainable, recurrent way .	£1,267,600	£0	£0	£0	£0	£0	£0	£92,420	£1,175,180	£0
RC086 - Efficiency Savings across all areas of the Council, including paying attention to securing reduced carbon emissions within the supply chain.	£12,400,000	£52,180	£287,325	£339,505	£402,180	£322,325	£724,505	£0	£11,675,495	£1,414,743
SC002 - Review education transport arrangements - changes to policy (mainstream and SEND)	£350,000	£27,000	£323,000	£350,000	£27,000	£323,000	£350,000	£0	£0	£350,000
SC003 - Review education transport arrangements - changes to efficiency and delivery models (mainstream and SEND)	£650,000	£650,000	£0	£650,000	£650,000	£0	£650,000	£0	£0	£650,000
SC004 - Decommission block contract and move to SPOT provision.	£200,000	£0	£200,634	£200,634	£0	£200,634	£200,634	£0	-£634	£200,634
SC005 - Review the development of a solo children's home to enable discussions about a joint funded model with Health. 24/25 and 25/26 only	£400,000	£0	£400,000	£400,000	£0	£400,000	£400,000	£0	£0	£400,000
SC008 - Review staffing and resize the Empty Homes service	£44,650	£26,046	£18,604	£44,650	£26,046	£18,604	£44,650	£0	£0	£44,650
SC010 - Service efficiencies and increased income from Registrars delivery focus on enhanced venues	£50,000	£0	£0	£0	£0	£0	£0	£50,000	£0	£50,000
SC012 - Reduce from five to three Household Recycling Centres	£14,000	£0	£14,000	£14,000	£0	£14,000	£14,000	£0	£0	£14,000
SC013 - Rationalise property and buildings to secure revenue savings (e.g. utilities, security, repairs and maintenance etc). Use reductions to secure additional capital receipts.	£3,000,000	£0	£0	£0	£0	£500,500	£500,500	£0	£2,499,500	£500,500

SC014 - Review the provision of school crossing patrol service (Schools may opt to pay for the service).	£20,000	£0	£20,000	£20,000	£0	£20,000	£20,000	£0	£0	£20,000
SC018 - Review subscription and secure cost reductions in membership of West Midlands Employers	£30,000	£0	£30,000	£30,000	£0	£30,000	£30,000	£0	£0	£30,000
TO001 - Explore shared emergency planning resource and resilience with partners.	£15,000	£0	£15,000	£15,000	£0	£15,000	£15,000	£0	£0	£15,000
TO002 - Review the use of the UK Shared Prosperity Fund (UKSPF) to maximise grant funding	£60,000	£0	£60,000	£60,000	£0	£60,000	£60,000	£0	£0	£0
TO003 - Review the use of external grant funding for preventative SEND services across the People Directorate.	£50,000	£0	£50,000	£50,000	£0	£50,000	£50,000	£0	£0	£50,000
TO004 - Review funding arrangements and contributions from external sources to higher cost placements	£500,000	£500,000	£0	£500,000	£500,000	£0	£500,000	£0	£0	£0
TO006 - Limit access to the Housing Register for a fixed period to focus upon priority need cases.	£100,000	£0	£0	£0	£0	£0	£0	£100,000	£0	£0
Total	**£90,006,406**	**£8,436,955**	**£35,497,108**	**£43,934,063**	**£10,549,406**	**£37,436,276**	**£47,987,977**	**£2,711,302**	**£39,307,128**	**£51,713,293**

APPENDIX 4

RECONCILIATION OF MONITORING PROJECTIONS TO SAVINGS DELIVERY

Directorate / Service	Q3 Variance to Budget £'000	Savings pressure in 2024/25 * £'000	Ongoing Pressures Identified £'000	Additional Ongoing Savings Identified £'000	One Off Pressures Identified £'000	One Off Savings Identified £'000
Health & Wellbeing						
Integration & Healthy People – Non-Ringfenced	(407)	0	289	(148)	1,135	(1,683)
Integration & Healthy People - Ringfenced	0	0	0	0	1,782	(1,782)
Health & Wellbeing Total	**(407)**	**0**	**289**	**(148)**	**2,918**	**(3,466)**
People						
Adult Social Care	4,018	3,712	0	0	2,538	(2,233)
Children's & Families	7,538	1,393	6,771	0	4,409	(5,035)
Education & Achievement	1,943	0	3,284	0	47	(1,387)
Shire Services	(35)	0	0	0	0	(35)
Directorate Management	3,881	3,979	0	0	0	(98)
People Total	**17,345**	**9,083**	**10,055**	**0**	**6,995**	**(8,789)**
Place						
Growth & Infrastructure	10,693	8,783	1,561	(123)	1,362	(890)
Homes and Communities	3,948	4,962	380	(2,945)	3,213	(1,663)
Directorate Management	(153)	57	0	0	121	(331)
Place Total	**14,487**	**13,802**	**1,941**	**(3,068)**	**4,696**	**(2,884)**
Resources						
Finance and Technology	1768	2,615	591	0	54	(1,492)
Workforce and Improvement	875	1,301	120	0	7	(553)
Legal and Governance	358	356	426	0	307	(731)
Pensions	2	0	0	0	2	0
Directorate Management	936	790	325	0	0	(37)
Resources Total	**3,939**	**5,062**	**427**	**0**	**370**	**(2,813)**
Strategic Management Board						
Chief Executive and PAs	138	166	0	0	0	(28)
Programme Management	214	0	0	0	214	0
Communications and Customer Services	157	1,316	427	0	4	(1,590)
Strategic Management Board Total	**510**	**1,482**	**427**	**0**	**218**	**(1,618)**
Corporate Budgets	**(312)**	**9,878**	**0**	**0**	**282**	**(10,472)**
Council Total	**35,561**	**39,307**	**14,174**	**(3,358)**	**15,479**	**(30,042)**

APPENDIX 5

AMENDMENTS TO ORIGINAL BUDGET 2024/25

£'000	Total	People	Place	Health & Wellbeing	Resources	Strategic Management Board	Corporate
Original Budget as Agreed by Council	**261,697**	**208,153**	**65,209**	**349**	**3,882**	**186**	**(16,082)**
Structure Changes:							
Quarter 1	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Virements:							
Quarter 1	**0**	**150**	**(150)**	**0**	**0**	**0**	**0**
Reallocation of savings target due to movements of Housing Services post budget setting.							
Structure Changes:							
Quarter 2	**0**	**10,901**	**(18,013)**	**6,540**	**36**	**536**	**0**
Interim council wide restructure	0	10,901	(18,013)	6,540	36	536	0
Virements:							
Quarter 2	**0**	**(735)**	**191**	**503**	**229**	**(187)**	**(1)**
Single year redistribution of public health grant substitutions	0	(300)	0	500	0	(200)	0
Multi Year transfer of Public Health Grant substitutions	0	(120)	0	120	0	0	0
Allocation of telephone and mobile savings	0	(173)	(55)	(13)	263	(21)	(1)
Staff capitalisation savings reallocation	0	(192)	298	(106)	0	0	0
Staffing adjustments, transfers, restructures etc.	0	50	(52)	2	(34)	34	0
Structure Changes:							
Virements:							
Quarter 3	**0**	**(826)**	**(311)**	**(208)**	**(329)**	**(69)**	**1,743**
24/25 Pay Award Adjustment	0	(826)	(311)	(208)	(329)	(69)	1,743
Quarter 3 Budget	**261,697**	**217,643**	**46,926**	**7,184**	**3,818**	**466**	**(14,340)**

APPENDIX 6

RESERVES 2024/25

General Fund

The general fund reserve at 31st March 2024 stood at £8.237m, significantly below its optimum desired balance.

The 2024/25 budget strategy included a contribution of £30.584m to the General Fund balance which would then reach £38.820m, which is a safer level given the current profile of financial risks.

It is essential that the council maintains the General Fund Balance as assumed within the medium term financial strategy, otherwise it would limit the ability of the council to mitigate any further unforeseen shocks such as ongoing inflationary increases, climate events such as flooding and drought, or rapid reductions in available resources due to changed national policy.

Independent advice is that general fund un-earmarked reserves should equate to 5%-10% of net spending (or 2%-4% of gross revenue).

In the current financial year, maintenance of our level of GFB appears impossible and it is of great concern that the Council appears to have minimal resilience against any unforeseen variances. There is some comfort that this position is slowly improving each month. This position is under constant review with the aim to forecast a higher retention of GFB before year end.

General Fund	£'000
Balance as at 1st April 2024	8,237
Budgeted Contribution in 2024/25	30,583
Budgeted General Fund Balance as at 31st March	**38,820**
2024/25 estimated spending above budget (as projected at Q3)	(35,561)
Estimated Balance as at 31 March 2025	**3,259**

Earmarked Reserves

The council held balances of £28.067m (excluding school balances) in earmarked reserves as at 1st April 2024. There are several transactions planned from earmarked reserves during the course of the year. The current projections for the year-end balance in earmarked reserves is detailed in the table below.

Earmarked Reserves	1st April 2024	Forecast Net Contribution to/from Reserve	31st March 2024
	£'000	£'000	£'000
Sums set aside for major schemes, such as capital developments, or to fund major reorganisations	12,274	(2,526)	9,748
Insurance reserves	1,584	(373)	1,211

Earmarked Reserves	1st April 2024	Forecast Net Contribution to/from Reserve	31st March 2024
	£'000	£'000	£'000
Reserves of trading and business units	0	0	0
Reserves retained for service departmental use	12,679	(2,905)	9,774
Reserves held for schools	1,516	(93)	1,423
Total	**28,067**	**(5,896)**	**22,171**

APPENDIX 7

PROJECTED CAPITAL PROGRAMME OUTTURN 2024/25 – 2026/27

The capital budget for 2024/25 is continuously being monitored and changed to reflect the nature of capital projects which can be profiled for delivery over several years. In Quarter 3 the capital budget for 2024/25 was subjected to a detailed review of the position of all projects and reprofiling where required into future years and this will continue in Quarter 4. In Quarter 3 there has been a net budget decrease of £26.163m for 2024/25, compared to position reported at Quarter 2 2024-25. The budget decrease is due to reprofiling of -£36.846m and virements of £10.683m.

Virements in Quarter 3 arose due grant award confirmations of £2.598 (Department for Business, Energy & Industrial Strategy (BEIS) funded Home Upgrade Grant (HUG) 2 scheme £2.433m and UK Shared Prosperity Fund (UKSPF) 0.165m), allocation of capital receipts to the North West Relief Road (NWRR) and Oxon Link Road (OLR) schemes of £3.324m, Private Sector Contributions of £2.779m to the Integrated Community Equipment Loan Service (ICELS) and S106 Developer Contributions of £0.375m to the Affordable Housing Contributions Grant scheme.

Capital schemes within the People and Place directorates and the Housing Revenue Account (HRA) were reprofiled during Quarter 3. In the HRA the New Build Programme, the Temporary Accommodation Programme, the Local Authority Housing Fund (LAHF) Round 2 and the Major Repairs Programme – Social Housing Decarbonisation Fund (SHDF) were reprofiled by £11.689m, £3.154m, £2.800m and £1.000m respectively. In the Place Directorate the following schemes were reprofiled: the NWRR and the OLR schemes £5.770m, the Oswestry HIF Fund £5.000m, the BEIS funded HUG 2 scheme £2.433m, the Whitchurch Swimming & Fitness Centre £2.000m, the Principal Roads Structural Maintenance Programme £1.528m and Flood Defence & Water Management schemes £1.259m.

The tables below summarise the overall movement, between that already approved and changes for Quarter 3.

Shropshire Council - Capital Programme 2024/25 - 2026/27
Capital Programme Summary - Quarter 3 2024/25

Directorate	Revised Budget Quarter 2 2024/25 £	Budget Virements Quarter 3 2024/25 £	Revised Budget Quarter 3 2024/25 £	Actual Spend 2024/25 £	Spend to Budget Variance 2024/25 £	% Budget Spend 2024/25	Outturn Projection 2024/25 £	Outturn Projection Variance 2024/25 £	2025/26 Revised Budget £	2026/27 Revised Budget £
General Fund										
Health & Wellbeing	1,568,975	166,999	1,735,974	1,407,927	328,047	81.10%	1,735,974	0	563,706	150,000
People	10,615,101	(1,010,795)	9,604,306	3,546,241	6,058,065	36.92%	9,604,306	0	9,084,750	8,479,287
Place	86,848,745	(6,529,302)	80,319,443	46,647,969	33,671,474	58.08%	80,319,443	0	110,864,393	43,419,781
Resources	100,000	0	100,000	172,233	-72,233	172.23%	100,000	0	0	0
Strategic Management Board	0	165,000	165,000	90,000	75,000	54.55%	165,000	0	0	0
Total General Fund	**99,132,821**	**(7,208,098)**	**91,924,723**	**51,864,369**	**40,060,354**	**56.42%**	**91,924,723**	**0**	**120,512,849**	**52,049,068**
Housing Revenue Account	37,723,208	(18,954,693)	18,768,515	9,360,479	9,408,036	49.87%	18,768,515	0	18,247,047	20,643,049
Total Approved Budget	**136,856,029**	**(26,162,791)**	**110,693,238**	**61,224,848**	**49,468,390**	**55.31%**	**110,693,238**	**0**	**138,759,896**	**72,692,117**

The actual capital expenditure at Quarter 3 is £61.225m, which represents 55.31% of the revised capital budget at Quarter 3, 75% of the year. This is low in comparison to the total revised budget, however, as previously noted, further budget reprofiling will be undertaken in Quarter 4, and this, alongside significant expenditure anticipated to be incurred in Quarter 4, will increase the percentage of actual capital expenditure compared to the revised capital budget. All budgets are fully allocated to projects and will be monitored for levels of spend throughout the remainder of the year. Based on recent years, the capital programme has out turned at around 85% of the outturn budget, which on average has been around 20% lower than the budget at this point in the year, due to further re-profiling later in the year.

The level of spend is slightly low across the programme in some areas, but equal to the level of spend in the previous year at this period. In terms of the major areas the spend position is as follows: Health & Wellbeing 81.10% (budget £1.736m), People 36.92% (budget £9.604m), Place 58.08% (budget £80.319m) Resources 172.23% (budget £0.100m), Strategic Management Board 54.55% (budget £0.165m) HRA Major Repairs & New Build Programme 49.87% (budget £18.769m).

Directorate Service Area	Revised Budget Quarter 2 2024/25 £	Budget Virements Quarter 3 2024/25 £	Revised Budget Quarter 3 2024/25 £	Actual Spend 2024/25 £	Spend to Budget Variance 2024/25 £	% Budget Spend 2024/25	Outturn Projection 2024/25 £	Outturn Projection Variance 2024/25 £	2025/26 Revised Budget £	2026/27 Revised Budget £
General Fund										
Health & Wellbeing	**1,568,975**	**166,999**	**1,735,974**	**1,407,927**	**328,047**	**81.10%**	**0**	**1,735,974**	**563,706**	**150,000**
Public Health Capital	0	0	0	0	0	0.00%	0	0	0	0
Regulatory Services Capital	0	0	0	0	0	0.00%	0	0	0	0
Planning Policy Capital	1,048,282	132,387	1,180,669	1,135,542	45,127	96.18%	0	1,180,669	471,486	150,000
Development Management Capital	133,182	34,612	167,794	115,398	52,396	68.77%	0	167,794	40,500	0
Libraries Capital	387,511	0	387,511	156,987	230,524	40.51%	0	387,511	51,720	0
People	**10,615,101**	**-1,010,795**	**9,604,306**	**3,546,241**	**6,058,065**	**36.92%**	**0**	**9,604,306**	**9,084,750**	**8,479,287**
Adult Social Care Contracts & Provider Capital	0	0	0	0	0	0.00%	0	0	0	0
Adult Social Care Operations Capital	689,715	-150,000	539,715	313,056	226,659	58.00%	0	539,715	150,000	0
Children's Residential Care Capital	299,426	-130,000	169,426	46,960	122,466	27.72%	0	169,426	130,000	0
Non Maintained Schools Capital	1,505,706	1,816,372	3,322,078	729,601	2,592,477	21.96%	0	3,322,078	900,000	0
Primary School Capital	3,892,420	-434,760	3,457,660	2,013,123	1,444,537	58.22%	0	3,457,660	434,827	800,000
Secondary School Capital	61,703	6,835	68,538	36,851	31,687	53.77%	0	68,538	0	0
Special Schools Capital	-1,045	1,176	131	131	0	99.88%	0	131	0	0
Unallocated School Capital	2,376,298	-2,051,576	324,722	0	324,722	0.00%	0	324,722	7,469,923	7,679,287
Primary School Managed Capital	1,727,337	-69,452	1,657,885	387,778	1,270,107	23.39%	0	1,657,885	0	0
Secondary School Managed Capital	52,971	0	52,971	7,561	45,410	14.27%	0	52,971	0	0
Special Schools Managed Capital	10,570	610	11,180	11,180	0	100.00%	0	11,180	0	0
Environment and Transport (Public Transport) Capi	0	0	0	0	0	0.00%	0	0	0	0
Place Capital - Growth & Infrastructure	**70,460,913**	**-10,849,332**	**59,611,581**	**28,686,750**	**30,924,831**	**48.12%**	**0**	**59,611,581**	**99,699,426**	**37,884,503**
Property & Asset Capital	11,749,913	1,077,312	12,827,225	6,550,849	6,276,376	51.07%	0	12,827,225	21,067,384	7,800,000
Broadband Capital	4,519,432	0	4,519,432	1,397,885	3,121,547	30.93%	0	4,519,432	2,162,045	1,500,000
Growth & Development Capital	11,199,322	-5,025,000	6,174,322	2,535,287	3,639,035	41.06%	0	6,174,322	6,840,112	5,000,000
Highways Capital	42,992,246	-6,901,644	36,090,602	18,202,730	17,887,872	50.44%	0	36,090,602	69,629,885	23,584,503
Environment & Transport Capital	0	0	0	0	0	0.00%	0	0	0	0
Place Capital - Homes & Communities	**16,387,832**	**4,320,030**	**20,707,862**	**17,961,219**	**2,657,723**	**86.74%**	**0**	**20,618,942**	**11,164,967**	**5,535,278**
Leisure Capital	6,998,240	386,400	7,384,640	7,967,887	-583,247	107.90%	0	7,384,640	5,047,303	633,261
National Landscapes and Outdoor Partnerships Cap	1,011,537	587,346	1,598,883	372,912	1,225,971	23.32%	0	1,598,883	85,018	0
Visitor Economy Capital	79,829	36,033	115,862	91,948	23,914	79.36%	0	115,862	0	0
Housing Services Capital	8,298,226	3,221,331	11,519,557	9,528,472	1,991,085	82.72%	0	11,519,557	6,032,646	4,902,017
Waste Capital	0	0	0	0	0	0.00%	0	0	0	0
Theatre Services Capital	0	88,920	88,920	0					0	0
Resources	**100,000**	**0**	**100,000**	**172,233**	**-72,233**	**172.23%**	**0**	**100,000**	**0**	**0**
ICT Digital Transformation - CRM Capital	100,000	0	100,000	130,308	-30,308	130.31%	0	100,000	0	0
ICT Digital Transformation - ERP Capital	0	0	0	0	0	0.00%	0	0	0	0
ICT Digital Transformation - Infrastructure & Archit	0	0	0	0	0	0.00%	0	0	0	0
ICT Digital Transformation - Social Care Capital	0	0	0	41,925	-41,925	0.00%	0	0	0	0
ICT Digital Transformation - Unallocated Capital	0	0	0	0	0	0.00%	0	0	0	0
Strategic Management Board	**0**	**165,000**	**165,000**	**90,000**	**75,000**	**54.55%**	**0**	**165,000**	**0**	**0**
Communications & Engagement Capital	0	165,000	165,000	90,000	75,000	54.55%	0	165,000	0	0
Total General Fund	**99,132,821**	**-7,208,098**	**91,924,723**	**51,864,369**	**40,060,354**	**56.42%**	**0**	**91,924,723**	**120,512,849**	**52,049,068**
Housing Revenue Account	**37,723,208**	**-18,954,693**	**18,768,515**	**9,360,479**	**9,408,036**	**49.87%**	**0**	**18,768,515**	**18,247,047**	**20,643,049**
HRA Dwellings Capital	37,723,208	-18,954,693	18,768,515	9,360,479	9,408,036	49.87%	0	18,768,515	18,247,047	20,643,049
Total Approved Budget	**136,856,029**	**-26,162,791**	**110,693,238**	**61,224,848**	**49,468,390**	**55.31%**	**0**	**110,693,238**	**138,759,896**	**72,692,117**

APPENDIX 8 PROJECTED CAPITAL RECEIPTS

The capital programme is partly reliant on the Council generating capital receipts from asset sales as a form of funding. The table below summarises the estimated capital receipt position to 2026/27, comparing the current (Q3) forecast with the previous (Q2) forecast.

CAPITAL RECEIPTS	Quarter 2 report			Quarter 3 report			*change*		
	2024/25	2025/26	2026/27	2024/25	2025/26	2026/27	*2024/25*	*2025/26*	*2026/27*
	£m	£m	£m	£m	£m	£m	*£m*	*£m*	*£m*
Spending									
Spending in the capital programme assumed to be funded from capital receipts	13.1	9.2	4.1	0.2	12.7	8.6	*(12.9)*	*3.5*	*4.5*
Requirement for ring-fenced capital receipts	8.9	23.8		0.2	20.8	4.3	*(8.7)*	*(3.0)*	*4.3*
Voluntary and Compulsory Redundancy costs	*13.4*			11.1	3.5		*(2.3)*	*3.5*	*0.0*
Transformation costs	*7.4*			7.8	6.7		*0.4*	*6.7*	*0.0*
Transformation Partner	*7.1*			7.1	3.0		*0.0*	*3.0*	*0.0*
Transformation costs	27.9	0.0	0.0	26.0	13.2	0.0	*(1.9)*	*13.2*	*0.0*
estimated spending	**50.0**	**33.0**	**4.1**	26.4	46.7	12.8	***(23.6)***	***13.7***	***8.7***
Funding									
Capital receipts brought forward	(15.2)	27.6	60.6	(15.2)	(2.3)	29.3	*0.0*	*(29.9)*	*(31.3)*
Receipts generated to Q3	(1.3)	0.0		(1.7)	0.0		*(0.4)*	*0.0*	*0.0*
Further receipts expected by year end	(5.9)	(0.1)	(0.1)	(11.8)	(15.1)	(0.1)	*(5.9)*	*(15.0)*	*0.0*
estimated capital receipts available	**(22.4)**	**27.5**	**60.5**	(28.7)	(17.4)	29.2	***(6.3)***	***(44.9)***	***(31.3)***
Capital receipts (surplus)/shortfall	**27.6**	**60.6**	**64.6**	(2.3)	29.3	42.0	***(29.9)***	***(31.3)***	***(22.6)***
Fund Analysis									
General Fund (surplus)/shortfall	**39.7**	**63.3**	**67.3**	11.3	34.5	46.0	*(28.4)*	*(28.8)*	*(21.3)*
Housing Revenue Account (surplus)/shortfall	**(12.1)**	**(2.7)**	**(2.7)**	(13.6)	(5.2)	(4.0)	*(1.5)*	*(2.5)*	*(1.3)*
	27.6	60.6	64.6	(2.3)	29.3	42.0	*(29.9)*	*(31.3)*	*(22.6)*

The overall position has changed substantially from the last report. The table above sets out the last reported position and the current update to that. It shows:

- the likely costs to be funded from capital receipts
- the expected level of available receipts
- the surplus or deficit arising and the split of this between the HRA and the General Fund.

Review of projected costs

Review of previous funding assumptions and the updated spending profiles for capital schemes funded through capital receipts has seen a reduction of £12.9m in the expected use of capital receipts within the year, and freeing-up of £8.7m of previously ring-fenced receipts. However, the totals on these lines for Q2 and Q3 indicate that much of this in-year change is related to reprofiling across the period 2024-2027, rather than overall changes in funding.

Additional cost estimates for the likely cost of transformation activity are also now available for 2025/26 and are shown here as part of the Q3 update. The value assumed for transformation costs across the current and the next year now total £39.2m.

Available receipts

Capital receipts receivable across the period have been increased based on latest information and now amount to £42m across the two years 2024/25 and 2025/26, although there remains a deficit in the final year of the period.

Fund analysis

Analysis of the position between the HRA and the General Fund shows that while the HRA is in surplus through the period shown, the General Fund is in deficit, chiefly due to the pressure arising from transformation costs.

Work is ongoing to ensure that sufficient capital receipts will be available, which may include reducing transformation costs, or revising the profile of those costs across the period.

APPENDIX 9

FINANCIAL MANAGEMENT INDICATORS

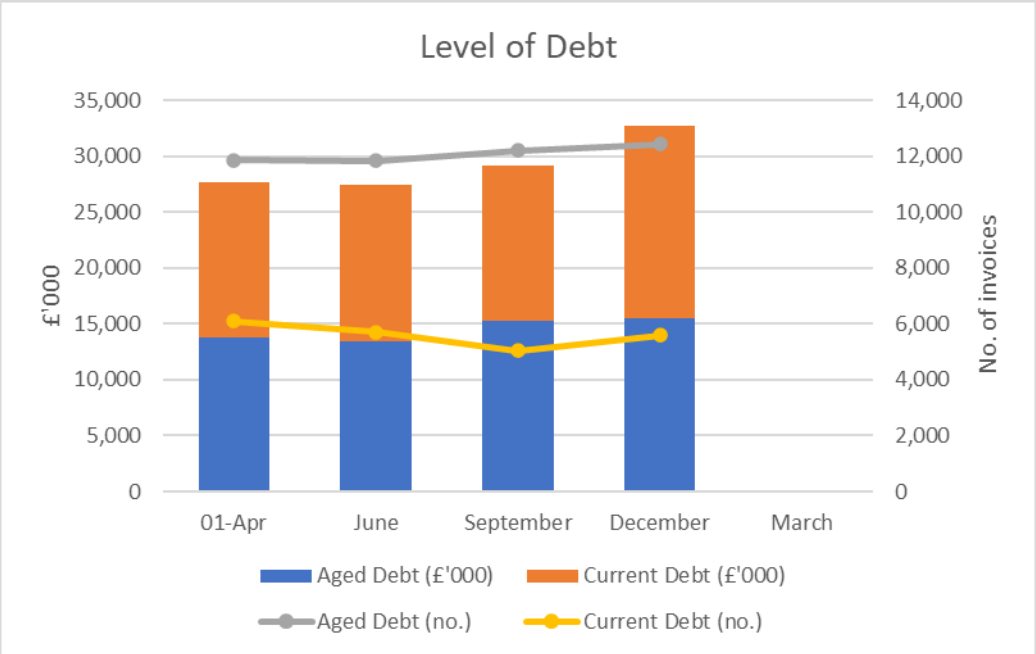
The two financial indicators detailed below will be tracked during the course of the financial year to provide assurance on the Council's financial management processes.

Payment of Invoices

April – December 2024	% of Invoices	No. of invoices
Paid within 30 days	77.78	92,349
Invoices not paid within 30 days	22.22	26,379
Total	**100.00**	**118,728**

Aged Debt

As at 31st December 2024	Value (£'000)	No. of invoices
Aged Debt	15,478	12,439
Current Debt	17,279	5,599
Total	**32,757**	**18,038**



The payment of invoices indicator demonstrates that the council is paying 77.8% of invoices to suppliers within 30 days. This indicator has improved during the third quarter of 2024/25, but there is further work required to improve performance for invoices sent directly to the Payments team for processing as they have a much lower success rate. Ideally, invoices should be raised for payments due to the council within 30 days, and purchase orders for all new supplies should be raised ahead of delivery. Statistics on late submission of invoices and production of

retrospective orders are produced for senior managers so that they can investigate where this is not being done.

The value of aged debt outstanding in the third quarter is relatively consistent with the level in the second quarter. This is despite the level of debt overall increasing which would suggest that measures being taken to prevent debtors converting to aged status is now starting to be effective. This work will continue to progress, and look to start reducing the level of aged debt outstanding in the future.

	Committee and Date	Item
	Transformation & Improvement Scrutiny 11th February 2025	
	Cabinet 12th February 2025	Public

Performance Monitoring Quarter 3 2024/25

Responsible Officer:	James Walton		
email:	james.walton@shropshire.gov.uk	Tel:	01743 258915
Cabinet Member (Portfolio Holder):	Cllr Robert Macey		

1. Synopsis

The Shropshire Plan clarifies our vision and priorities, aligning our resources to deliver positive outcomes for our people, businesses and communities. Delivery of our outcomes is measured through the developing Performance Management Framework, demonstrating progress to date

2. Executive Summary

2.1 The Shropshire Plan (TSP) was created to clarify Shropshire Council's vision, priorities and Strategic Objectives. These objectives reflect the outcomes we aim to achieve within our available financial envelope. We measure the achievement of TSP by monitoring our performance, using Key Performance Indicators (KPIs) to help measure, drive and understand delivery of our Strategic Objectives) and managing our overall financial position (ultimately delivering our outcomes while remaining within our agreed financial envelope).

2.2 This is the third report for 2024/25 and sets out the key issues to manage this year; delivering acceptable performance while remaining within our available financial envelope. Over the year we need to monitor and review our finances, aligned to TSP, to support delivery of the Medium Term Financial Strategy

(MTFS). We are seeking to rebase our budgets over several years, in line with the outcomes defined in TSP, to secure a modern, efficient, and sustainable base for the Council finances across the 5-year period of the MTFS. This approach is aligned to the recommendations of the LGA peer review and is comparable with the best approaches seen in local government. We must adjust each year to ensure financial survival, with the aim to move towards financial stability and sustainability over the medium term. Against this backdrop we are seeking to manage our performance and therefore expectations, within our available financial envelope. Our plans will focus on economy, efficiency and effectiveness, redefining the way we deliver interventions to optimise delivery of our vision wherever and however possible.

Summary

2.3 The focus of the Council in 2024/25 and the immediate future is necessarily directed at the delivery of a balanced budget, and is currently, therefore, the highest priority Strategic Objective within TSP balanced alongside protecting our most vulnerable children. Our new Performance Management Framework (PMF) has been reviewed and strengthened to align with all our strategic objectives to enable us to become an evidence-led performance managed council.

2.4 Development of our KPIs will continue with Portfolio Holders, Executive Directors and Assistant Directors identified for each indicator. Targets, tolerances and benchmarks will be clarified over the coming months, where possible, with regularly updated monitoring information published via the performance webpage at - Performance | Shropshire Council . Online performance reporting will be the main source of performance information enabling greater insight, transparency and scrutiny of the Council's performance and delivery of its outcomes as set out in TSP.

2.5 Through engagement across all Directorates the PMF has been launched with the focus on using data to inform decisions and actions particularly where performance may not be meeting targets and expectations. As part of the necessary arrangements for delivering TSP, the Council has reviewed and updated its approaches to both performance and financial monitoring. Both areas are now more pro-actively informed by timely activity data and are available to a range of officers to help guide decision making. Interactive dashboards using 'PowerBI' are being developed which will show a summary of KPIs for each Healthy priority through to agreed strategic objectives. It will then be possible to drill down into more detailed information for each KPI including status which is RAG (red, amber, green) rated, trend information and benchmarking where available comparing Shropshire's figure to the national average and nearest statistical neighbours.

2.6 The Q3 Finance report (elsewhere on this agenda) sets out the financial envelope of the Council and how spending plans and patterns are being managed to deliver a balanced budget.

2.7 This Q3 Performance report complements the Finance report but provides a different perspective. We may therefore find that the position on KPIs is favourable, but that the finance position is adverse because the activity levels (the cost drivers) are higher than anticipated. Likewise, as Shropshire Council

continues to manage an unprecedented financial position significant management action is required over the remainder of the financial year to ensure the Council's financial survival, this may involve scaling down initiatives, changing the scope, delaying implementation, or extending delivery timescales and impacting performance in some areas.

2.8 As part of our new approach feedback on the design and usability of the new report and performance webpage is welcomed. A feedback form will be available for questions and queries, and this will be reviewed with responses provided and published where appropriate alongside the dashboard.

Key Indicators and Context

2.9 The Q3 performance report is written as an exception report with all key performance indicators being provided in the dashboard **which should be viewed in conjunction with this report:** Performance | Shropshire Council.

2.10 The Q3 report is not fully complete with all the agreed performance indicators due to the time taken to implement the new approach, obtain data and the focus on getting it right. Those outstanding are noted in the report. It should also be noted that some of the performance indicators are baseline figures from which targets will be established and then performance monitored against this.

2.11 It should be noted that the approach being taken by Shropshire Council is progressive and in advance of many other authorities and places us in a strong position to continually improve our approach to managing performance, identifying areas of under and over performance, and ultimately providing evidence of our ability to deliver the outcomes set out in TSP.

3. Recommendations

3.1 It is recommended that Cabinet:

- Review and consider performance dashboard information alongside this exception report.
- Note progress to date in achieving the outcomes of The Shropshire Plan (TSP) and comment as appropriate.
- Confirm that the KPIs currently agreed remain the same for Q4 of 2024/2025 and thereafter be aligned to the refresh of TSP in 2025/26.

Report

4. Risk Assessment and Opportunities Appraisal

4.1 The management of the Council's Performance Management Framework is a key process in ensuring strategic risks are mitigated and the Council can carry out business as intended and planned for within TSP.

4.2 The management of key performance indicators is a key process to monitoring progress in the delivery of outcomes as set out in TSP. This provides insight into whether corrective action is required to bring performance back on track.

4.3 The performance reports and dashboards provide a high-level lens into the performance of Shropshire Council allowing for further targeted detail analysis to support the mitigation of any risks identified.

4.4 Regular financial reporting is part of the governance and risk management approach within the Council ensuring that it delivers sustainable and value for money services as required under statute. Risk management continues to be an active part of this process, and Officers review potential risk and opportunity scenarios each month. The Council holds two finance related strategic risks regarding managing the current financial situation and so this remains under constant review to consider appropriate management action of the situation.

4.5 The dashboards include instructions for use and a feedback form is available for completion should there be questions or feedback. Members will be shown how to use the dashboards.

4.6 Monitoring will be in place using the dashboards so any issues can be resolved in a timely manner.

4.7 Ultimately, the Council must risk assess the delivery of Strategic Objectives within TSP and adjust, accordingly, to ensure an acceptable balance of outcomes are achieved at a strategic level. This may mean the prioritisation of some objectives over others to react to the evidence presented within the PMF. It may not be possible to achieve optimal performance across all indicators and it may be necessary to oversee expected reductions in performance in some areas to remain within the overall financial envelope and ensure full focus is given to prioritised areas of activity by officers including significant management action required over the remainder of the financial year to ensure the Council's financial survival.

5. Financial Implications

5.1 Shropshire Council is currently managing an unprecedented financial position as budgeted for within the Medium Term Financial Strategy approved by Council on 29 February 2024 and detailed in our monitoring position presented to Cabinet on a monthly basis. This demonstrates that significant management action is required over the remainder of the financial year to ensure the Council's financial survival. While all Cabinet Reports provide the financial implications of decisions being taken, this may change as officers review the overall financial situation and make decisions aligned to financial survivability. Where non-essential spend is identified within the Council, this will be reduced. This may involve

- scaling down initiatives,

- changing the scope,
- delaying implementation, or
- extending delivery timescales.

5.2 The considerations set out in para 5.1 (above) may mean that some areas of performance decline in the coming months while new operating arrangements are put into place which will ensure the longer term financial sustainability of the Council.

5.3 The performance report provides progress on key activity targets which will have correlation to financial performance.

5.4 It should be noted that positive improvement on activity may not necessarily correspond to financial improvement, and this should be drawn out in the narrative of the financial and performance reports.

6. Climate Change Appraisal

6.1 The performance report includes KPIs for Healthy Environment with measures for monitoring Shropshire Council's direction of progress on climate change.

6.2 Recommendations within the Climate Strategy and Action Plan Monitoring Report 2023 were agreed by the Council on the 18th July 2024, including two recommendations specific to key performance indicators which will be incorporated into the Shropshire Plan Performance Report for future reporting:

- Specific carbon emission reductions by activity
- Energy efficiency to support point 3.5 in the Progress Report

6.3 Climate Change also has significant implications for Healthy People, a Healthy Economy and a Healthy Organisation and further work to develop additional KPIs, in partnership with the Climate Team will reflect this. There has been a reduction in size of the Climate Change team and as a result, future work programmes are being reviewed. Further indicators will be made available as new data becomes available to ensure that as high a percentage as possible of primary data collected is based on measured carbon emissions via a clear and transparent process such as carbon accounting, rather than estimating scope 3 emissions based on spend.

6.4 Measuring emissions also provides a baseline for setting climate targets and deciding where to start reducing emissions. Repeating the measurement process annually allows Shropshire Council to track and report progress in a clear, transparent way to ensure that key stakeholders - members, regulators, employees, members of the public, other local authorities and system partners are informed about our collective climate action and impact.

7. Background

7.1 Quarter 3 – a total of 52 Key Performance Indicators have been updated in the Shropshire Plan report. Additional information will be added in the period between writing of this report and its presentation to members.To date, included the

percentage of all children achieving a good level of development at the end of reception(HP8a). A new indicator included in this update is the rate of children with free school meal status achieving a good level of development at the end of reception (HP8b).

7.2 Information on each of these indicators can be found via the performance webpage at – [The Shropshire Plan Performance Dashboard.]

7.3 The online performance report is now the main source of performance information. This report highlights any exceptions or downturns and explains the causal issues and any corrective actions the service is taking.

7.4 In quarter 3, there are 16 exceptions that have been raised and these are reported in the additional information section below.

8. Additional Information

8.1 During quarter 3, a total of 18 out of the newly updated 52 performance indicators showed an improvement and are above their target. Of which the following are the most notable:

- **HP32 The proportion of long-term adult social care users in receipt of community-based services.** Research suggests that, where possible, people prefer to stay in their own home rather than move into residential care. However, it is acknowledged that for some client groups that admission to residential or nursing care homes can represent an improvement in their situation. The service is committed to increasing support in the community. Performance has exceeded target at quarter 3.

- **HEc14 Out of work claimant rates to remain lower than the Region and England** The employment and self-employment rates in Shropshire are better than the national and regional rates. As at November 2024, the number claiming out of work benefits stood at 5,010. Numbers have shifted downwards slightly over the last quarter. The claimant rate stands at 2.6% of the workforce compared with 5.7% in the West Midlands and 4.3% in England.

- **HEn16 Increase the proportion of Premises with access to superfast broadband (>30Mbps)** 99.6% of premises in Shropshire have access to superfast broadband (download speeds >30mbps), with the number edging upwards over the last two years. Coverage is marginally better in Shropshire than it is nationally (98.2%). The remaining gaps tend to be in very rural hard-to-reach locations.

- **HO18 % of staff and members who have completed the cyber security training (on time)**. Although this measure has come close to target over the last few quarters, at Q3 the figure of 96% has exceeded the target of 95%.

- **HP8a School Readiness: percentage of children achieving a good level of development at the end of Reception** The 23/24 figure, newly reported in Q3 is 68.0%, above the target of 65.0%. Reporting to date has included the overall school readiness for all children achieving a good level of development. A new

indicator has been added for this update to include the rate of children with free school meal status achieving a good level of development at the end of reception . See HP8b.

- **HP8b School Readiness: percentage of children with free school meal status achieving a good level of development at the end of Reception** The 23/24 figure, newly reported at Q3, is 47.1%, a slight rise from 22/23 (46.7%) and statistically similar to the national average of 51.5%. Target is in development and will be published in the next quarterly report.

  School readiness leaflet has been relaunched. There has been a significant increase in 1 and 2 year old reviews being undertaken by Health Visitors which will help to identify any developmental concerns at an earlier age and provide appropriate early intervention. Health Visitor open access clinics and support through Community and Family Hubs are now in place provide to early support to children and families. Best Start in Life offer has been published on the Council web-pages: **Shropshire Best Start in Life Programme | Shropshire Council**

There are 16 exceptions out of the newly reported 52 performance indicators this quarter:

8.2 **HP6 Reception: Prevalence of overweight (including obesity)**

Newly reported at Q3, the 23/24 figure of 23.6% is slightly above the target of 21.5% and has shown an increase on the 22/23 figure of 21.5%. However, Shropshire's rate remains statistically similar to the national rate (22.1%)

Shropshire has developed a Healthier Weight Strategy with key systemwide strategic objective areas one of which is early years. This includes support during pregnancy through the early years to ensure the best start in life to help prevent childhood obesity. This also links to the Women's health hub work and support available through Community and Family Hubs. A system task and finish group is being set up to look at training requirements for frontline professionals to assist them with having conversations with families around weight. As part of the Healthier Weight Strategy actions are being identified to improve the food environment and increase physical activity.

8.3 **HP7 Year 6: Prevalence of overweight (including obesity)**

Also newly reported at Q3, this 23/24 figure of 34.0% is slightly above the target of 32%, and has increased compared to the 22/23 figure of 31.2%. However, Shropshire's rate remains statistically similar to the national rate of 35.8%

See comments as above.

8.4 **HP18 % Children's Social Work Assessment timeliness: within 45 working days**

Quarter 3 at 65% against a target of 84%. While the year-to-date rate has dropped, the service has been prioritising social work assessments which are

overdue. Our figure over the previous 6 months is 76%, where the same measure on 2nd December gave a rate of 68%. Our open overdue assessments have reduced by over 60% in the month that we have been focussing on these.

8.5 **HP19 Stability of placements of looked after children: length of placement**

Quarter 3 at 72% against a target of 80%. This rate has increased in the last quarter and remains higher than national and statistical neighbours' which were at 68% when last published (March 2024). Despite this relatively high figure, we still endeavour to improve this, demonstrating a continued commitment to provide the best possible stability for children in our care.

8.6 **HP31 % of Educational Health Care Plans (EHCP) issued within 20 weeks (exc exceptions).**

There is a weekly focus with EHCP Team Manager and Senior EHCP Case Officers (EHCP Team) together with wider agency partners to consider all Education, Health and Care Assessments (EHCNAs) and the timeliness of all cases, highlighting those which can be completed within the 16 week timescale. Consideration is also given to assessments where a plan is determined and the timeliness of those to achieve the 20 week timescale, plus where additional casework is required to finalise the EHC Plan, in collaboration with parents, carers and educational settings. There are monthly monitoring meetings with Shropshire's DfE advisor. Despite rigorous monitoring and focus, there has been a decline in the 20-week performance to 36.35% in Q3. Work continues within the service area, following a significant restructure, and we expect to see an improvement during Q4.

8.7 **HP33a Top quartile performer for the rate of admissions per 100,000 people to residential and nursing care (18-64)**

This is a key measure within the Adult Social Care Outcomes Framework ("ASCOF") and aligns with the priority to support people in the community.

There have been changes to the reporting methodology for KPI's HP33a and HP33b for 24/25, meaning the data for quarter 1,2 and 3 are not comparable to data previously reported, hence noting these KPI's as exceptions.

The Adult Social Care Short and Long Term Return (SALT) has been replaced with a new Client Level Data (CLD) return. NHS Digital has published a new methodology for deriving the new admissions indicators. This methodology will also apply to the ASCOF indicators set centrally from Local Authorities CLD submissions.

Work is ongoing between local authorities and NHS Digital to realign this data. The quarter 3 data has improved since quarter 1 and work to realign the data continues into Q4.

We support a high number of people in the community. We do continue to monitor admissions, but overall performance is good in this area.

8.8 **HP33b Top quartile performer for the rate of admissions per 100,000 people to residential and nursing care (65+)**
See HP33a regarding methodology changes. We continue to maintain excellent performance and keep this figure lower than the national rate in line with our strategy to support people to live at home with self-directed support in the community.

8.9 **HEc2 Reduce the workplace pay gap with the national average by 50% by 2027**

The workplace pay gap in the 2021 baseline year was 9.3%. The aim by 2027 is to reduce that gap by at least 50% to 4.6%. The target profile is to close the gap by 0.8% per year.

Results from the ONS Annual Population Survey of Hours and Earnings for 2024 show the pay gap to be 9.1%, which falls below the target for the year of 6.9%. Workplace pay in Shropshire is £662.90 gross per week for full-time workers compared with £729.60 in Great Britain. Workplace wages in Shropshire grew at a slightly slower rate than they did nationally in the year to April 2024 (+5.5% compared with +5.8%).

Macro-economic indicators like wage levels are affected by national and global economic trends that are outside the control of Shropshire Council. However, closing the gap between national and local wage levels remains a key priority of the Shropshire Economic Growth Strategy, and we are acting to mitigate external influences by encouraging inward investment to the county and by working with FE/HE/training providers to ensure businesses have access to the skilled workers they require.

8.10 **HEc11 The rate of people with Learning Disabilities who are in paid employment**

The rate of people with Learning Disabilities who are in paid employment needs to be collected with a replacement classification for 2024/25, as mentioned in previous quarterly performance reports, therefore the Q3 figure of 5.45% is not comparable to previous data.

As the replacement classifications are added, the numbers will get back to a comparable level during the year; there has already been a significant improvement during the year.

The service continues to work with its clients to find opportunities to develop skills and positive experiences through training, volunteering and where suitable to find paid employment.

8.11 **HEc18 Reduction of households in B&B accommodation**

The Q3 figure of 90 households in B&B accommodation has just missed the target of 85 but is an improvement on the Q2 figure of 104.

As per previous updates, the number of households in B&Bs are subject to fluctuation due to changes in demand. There were 88 households in B&B's as of 20th December 2024, but due to a lack of move on options over the Xmas / New Year period that number has increased. A new temporary accommodation scheme is due to open January 2025 which we hope will significantly decrease the number of households in B&Bs going forward.

8.12 **HEn11 % of streetlights converted to LED**

Work continues with the conversion of the remaining streetlights to have LED lanterns fitted.

The remaining conversions are slow due to problems with sites that are not readily accessible for the following reasons, and include: -
Parked cars - these are slowly being resolved with the notices being issued.
Birds nesting - these sites are now being revisited following nesting season finishing earlier in the summer.
Requirement of complex traffic management for example lane closures - the details of this are currently being established as this involves work with contractors Kier.
Programmed works – Joint working with major projects sharing Traffic Management to reduce disruption and costs.

Slow progress has also been exacerbated by reduced levels of staffing, by Kier, which reflects the corresponding reductions in spend necessary to respond to budget pressures.

Overall, 95% of the streetlight stock has been converted, with a target of 100% for 2024/25.

8.13 **HEn15 Number of Environmental Permit inspections completed against statutory target (100%)**

The number of environmental permit inspections completed at Q3 has missed the target, however, is still on track to meet the statutory target of 100% by Q4.

Measures to ensure the 100% is met by the end of quarter 4 have been put in place, including 2 further Officers in the team taking on this function.

The bulk of the environmental permit inspections are normally carried out in the winter, this is because we are very busy in the spring and summer with other work (statutory nuisance complaints) and then catch up on Permits during the (normally) less busy winter.

8.14 **HO1 Number of Compliments**

The number of compliments received during quarter 3 is 100, this has missed the target of 112 but is in line with previous quarters, 117 at Q2 and 95 at Q1.

8.15 **HO6 Budget vs Outturn**

Comments taken from Q3 finance report.

The forecast set out in the Q3 finance report is for a central projection ("most likely") of £35.56m spend over budget, in a range of £30.56m-£58.46m. The 'most likely' central projection is based on the position from which least variance is anticipated. The favourable scenario assumes potential likely improvements to the position; the adverse position assumes potential likely deteriorations. This is set out in detail in the report.

	£m
'adverse' projection	£58.46m
Central projection ('most likely')	**£35.56m**
'favourable' projection	£30.56m

8.16 **HO13 Average number of days lost to sickness absence per year**

The Q3 figure of 10.93 days is an increase on the Q2 figure of 9.22days, this has also missed the target of 7 days.

Quite a significant increase on sickness absence this quarter with rises in absence due to stress up by 25% from last quarter, however, there has been a much greater increase in absences due to Coughs, Colds and Influenza which has increased by over 60% from last quarter. This is to be expected given seasonal influences with rises in respiratory type illnesses in community nationwide.

8.17 **HO17 Responding to Freedom of information Requests within statutory timescales (20 working days)**
69% of freedom of information requests were responded to within the statutory 20 days during this quarter which represents a decline in compliance since the previous quarter. Although this represents an improvement on recent years, the compliance rate is below the required target and this has been raised directly with Executive Directors. This has been raised with Information Governance representatives at the Information Governance Leadership and Organisational Oversight (IGLOO) meetings in September and November 2024. A further report will be presented to the March 2025 meeting. A new corporate FOI system is currently being designed in partnership with PwC as part of the Customer Journey Programme.

9. Conclusions

9.1 The development of the new reporting sees a substantive step change in the reporting of performance with more emphasis on target delivery and comparator information.

9.2 The key performance pressure remains the delivery of a balanced budget which are detailed in the financial report.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Local Member:	All

Appendices

Committee and Date

Cabinet
12th February 2025

Item

Public

Treasury Management Update Quarter 3 2024/25

Responsible Officer:	James Walton		
email:	james.walton@shropshire.gov.uk	Tel:	01743 258915
Cabinet Member (Portfolio Holder):	Cllr Gwilym Butler, Finance & Corporate Support		

1. Synopsis

The Council currently holds £25.5m in investments and £336m of borrowing. This report shows the return on those investments over quarter 3, the economic outlook for the next 3 years and confirms activities align with the Council approved Treasury Management Strategy.

2. Executive Summary

2.1. The report outlines the treasury management activities of the Council in the third quarter of 2024/25. It highlights the economic environment in which treasury management decisions have been made and the interest rate forecasts of the Council's Treasury Advisor, Link group. It also updates Members on the internal treasury team's performance.

2.2. During Quarter 3 the internal treasury team achieved a return of 4.8% on the Council's cash balances, which was marginally lower than the benchmark by 0.2%. The returns amount to net income of £1.505m achieved as at quarter 3 which is included within the Council's outturn position in the Financial Monitoring Report. Further details on this are provided in paragraphs 9.2 and 9.3 of the report. The Monetary Policy Committee (MPC) reduced the Bank Rate by 0.25% to 4.75% in November 2024 and held at this level in December 2024. It is widely anticipated that this will reduce again in the first half of 2025.

2.3. Reducing returns on cash balances is directly attributable to the overall reduction in available balances. As a result, the Council has undertaken new borrowing of £25m during Quarter 3 and is planning to undertake further borrowing during the final quarter of 2024/25. This will reduce the amount of internal borrowing that the Council holds, which the Council has held in preference to external borrowing whilst cash balances were higher to minimise the cost of interest on external borrowing.

2.4. Under the CIPFA Treasury Management Code, it is best practice to provide quarterly Treasury Management updates.

3. Recommendations

3.1. Members are asked to review the position as set out in the report –

a) Note that new borrowing of £25m has been taken out during quarter 3, in line with the Treasury Management Strategy 2024/25. This is part of the replacement of internal borrowing (using internal balances) with external borrowing (as internal balances have been reduced).
b) Noting the summary of the wider economic environment and the Council's borrowings and investments set out in Appendix A
c) Noting the performance within prudential indicators for quarter 3, 2024/25 (Appendix B)

Report

4. Risk Assessment and Opportunities Appraisal

4.1. The assessment and management of risk are key considerations for any Treasury Management approach. Compliance with the CIPFA Code of Practice on Treasury Management, the Council's Treasury Policy Statement and Treasury Management Practices and the Prudential Code for Capital Finance together with the rigorous internal controls will enable the Council to manage the risk associated with Treasury Management activities and the potential for financial loss.

4.2. The Council's Audit Committee is the committee responsible for ensuring effective consideration of the Council's Treasury Management Strategy and policies.

4.3. The recommendations contained in this report are compatible with the provisions of the Human Rights Act 1998.

4.4. There are no direct environmental, equalities or climate change consequences arising from this report.

5. Financial Implications

Contact: Ben Jay ben.jay@shropshire.gov.uk

5.1. Shropshire Council is currently managing an unprecedented financial position as budgeted for within the Medium-Term Financial Strategy approved by Council on 29 February 2024 and detailed in our monitoring position presented to Cabinet on a monthly basis. This demonstrates that significant management action is required over the remainder of the financial year to ensure the Council's financial survival. While all Cabinet Reports provide the financial implications of decisions being taken, this may change as officers review the overall financial situation and make decisions aligned to financial survivability. Where non-essential spend is identified within the Council, this will be reduced. This may involve

- scaling down initiatives,
- changing the scope,
- delaying implementation, or
- extending delivery timescales.

5.2. The Council makes assumptions about the levels of borrowing and investment income over the financial year. Reduced borrowing as a result of capital receipt generation or delays in delivery of the capital programme will both have a positive impact of the council's cash position. Similarly, higher than benchmarked returns on available cash will also help the Council's financial position. For monitoring purposes, assumptions are made early in year about borrowing and returns based on the strategies agreed by Council in the preceding February. Performance outside of these assumptions results in increased or reduced income for the Council.

5.3. The Quarter 3 performance is slightly below the benchmark however net income of £1.505m has been achieved on investments during 2024.25. Further details on the performance against benchmark are detailed in paragraph 8.

5.4. As at 31 December 2024 the Council held £25.5 million in investments as detailed in Appendix A and borrowing of £336 million at fixed interest rates. The ability to secure fixed rates helps to manage the uncertainty and risk of changes to interest rates.

6. Climate Change Appraisal

6.1. The Council's Financial Strategy includes proposals to deliver a reduced carbon footprint for the Council therefore the Treasury Team is working with the Council in order to achieve this. There are no direct climate change impacts arising from this report. Shropshire Council's investment portfolio has no level 1, 2 or 3 emissions. It comprises of straightforward cash deposits with financial institutions and other Local Authorities.

7. Background

7.1. The Council defines its treasury management activities as "the management of the authority's borrowing, investments and cash flows, its banking, money market and capital market transactions, the effective control of the risks associated with those activities, and the pursuit of optimum performance consistent with those risks". The report informs Members of the treasury activities of the Council between 1 April 2024 and 31 December 2024.

Contact: Ben Jay ben.jay@shropshire.gov.uk

7.2. The council had £25.5m invested at the end of the third quarter period, as set out in Appendix A. This is a reduction in the overall investment balance over previous periods and reflects the gradual application of reserves in line with budget plans across recent years. During the period of comparatively high cash balances, the council has benefited from the ability to fund borrowing internally ('internal borrowing') rather than needing to secure external borrowing (via PWLB).

7.3. For wider context and consideration of the global financial outlook, an economic and borrowing update for the third quarter of 2024/25 is attached in Appendix D.

8. Economic Forecast

8.1. The Council receives its treasury advice from Link Group. Their latest interest rate forecasts to 31 December 2027 are shown below. The Bank Rate was reduced by 0.25% to 4.75% in November 2024 by the MPC. It is anticipated that further reductions in the bank rate will materialise in the first six months of 2025. The table below demonstrates the latest forecasts of interest rates over the next 3 years which will impact on future investment returns and the consequent benchmark.

Link Group Interest Rate View	11.11.24												
	Dec-24	Mar-25	Jun-25	Sep-25	Dec-25	Mar-26	Jun-26	Sep-26	Dec-26	Mar-27	Jun-27	Sep-27	Dec-27
BANK RATE	4.75	4.50	4.25	4.00	4.00	3.75	3.75	3.75	3.50	3.50	3.50	3.50	3.50
3 month ave earnings	4.70	4.50	4.30	4.00	4.00	4.00	3.80	3.80	3.80	3.50	3.50	3.50	3.50
6 month ave earnings	4.70	4.40	4.20	3.90	3.90	3.90	3.80	3.80	3.80	3.50	3.50	3.50	3.50
12 month ave earnings	4.70	4.40	4.20	3.90	3.90	3.90	3.80	3.80	3.80	3.50	3.50	3.50	3.50
5 yr PWLB	5.00	4.90	4.80	4.60	4.50	4.50	4.40	4.30	4.20	4.10	4.00	4.00	3.90
10 yr PWLB	5.30	5.10	5.00	4.80	4.80	4.70	4.50	4.50	4.40	4.30	4.20	4.20	4.10
25 yr PWLB	5.60	5.50	5.40	5.30	5.20	5.10	5.00	4.90	4.80	4.70	4.60	4.50	4.50
50 yr PWLB	5.40	5.30	5.20	5.10	5.00	4.90	4.80	4.70	4.60	4.50	4.40	4.30	4.30

9. Treasury Management Strategy

9.1. The Treasury Management Strategy (TMS) for 2024/25 was approved by Full Council on 29 February 2024 and the Treasury Management Strategy for 2025/26 will be presented to Council on 27 February 2025. The Council's Annual Investment Strategy, which is incorporated in the TMS, outlines the Council's investment priorities as the security and liquidity of its capital.

9.2. The Council aims to achieve the optimum return on investments commensurate with the proper levels of security and liquidity. In the current economic climate, it is considered appropriate to:

- Keep investments short term (up to 1 year),
- Only invest with highly credit rated financial institutions using Link's suggested creditworthiness approach, including sovereign credit rating and Credit Default Swap (CDS) overlay information provided by Link.
- The Treasury Team continue to take a prudent approach keeping investments short term and with the most highly credit rated organisations.

9.3. In the third quarter of 2024/25 the internal treasury team achieved a return of 4.8% on the Council's cash balances, which was marginally lower than the benchmark by 0.2%. As cash balances held are lower than in previous years, the Council need to ensure cash balances are highly liquid, resulting in lower interest rates on short term deals. Whilst returns on investment are important, as we strive to achieve the best investment we can, the Council's priority is always to ensure security of funds and ensure we hold sufficient liquid balances. With this in mind, this will often mean

that we cannot secure the higher rate investments as these are offered to longer term deals. The Council does receive benchmarking analysis of its investments in relation to its comparative group and throughout the third quarter of 2024/25, its performance on investment were considered in line with the other organisations.

9.4. It should be noted that at the end of October and December, short term funds were secured for a week over the end of the month in order to manage cashflow, which resulted in a £0.022m interest cost being incurred. The returns on cash balances held amount to net income of £1.505m for the 2024/25 financial year which is included in the Council's outturn position in the Financial Monitoring Report.

9.5. At present, the Council is using internal borrowing at a level around £100m. Assuming a borrowing rate of 5%, the level of saving per year is around £5m.

9.6. However, the reducing level of balances means that it is no longer possible to internally borrow through the MTFS period. Therefore, in November new borrowing of £25m was initially committed to, on a short term basis given that interest rates are anticipated to reduce in the next 2 years. It is anticipated that further external borrowing will be required in the final quarter of 2024/25 and again in 2025/26. The planned borrowing for 2025/26 will be set out in the Treasury Management Strategy for 2025/26. This will not have an adverse impact on the revenue budget position as the necessary levels of budget provision have already been set aside (as part of the Minimum Revenue Provision or 'MRP' budgets).

9.7. A full list of investments held as at 31 December 2024, compared to Link's counterparty list, and changes to Fitch, Moody's and Standard & Poor's credit ratings are shown within Link's Monthly Investment Analysis Review at Appendix A. None of the approved limits within the Annual Investment Strategy were breached during the third quarter of 2024/25. Officers continue to monitor the credit ratings of institutions on a daily basis. Delegated authority has been put in place to make any amendments to the approved lending list.

9.8. As illustrated above it is unlikely that investment rates in the market will increase above the current level of 4.75%. The average level of funds available for investment purposes in the third quarter of 2024/25 was £37.2 million.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Council, 29 February 2024 – Treasury Strategy 2024/25

Cabinet, 11 September 2024 – Treasury Management Update Quarter 1 2024/25

Cabinet, 4 December 2024 – Treasury Management Update Quarter 2 2024/25

Local Member: N/A

Contact: Ben Jay ben.jay@shropshire.gov.uk

Appendices [Please list the titles of Appendices]

A. Shropshire Council Monthly Investment Analysis Review as at 31 December 2024 (provided by Link Group)

B. Prudential Indicators for Quarter 3 2023/24

C. Prudential Borrowing Schedule

D. Economic Background and Borrowing Update

Contact: Ben Jay ben.jay@shropshire.gov.uk

Shropshire Council

Monthly Investment Analysis Review

December 2024

Monthly Economic Summary

General Economy

The S&P Global UK Manufacturing PMI fell to 47 in December 2024 from 48 in the previous month, revised lower from the preliminary estimate of 47.3 and firmly below the initial market expectations of 48.2. The result confirmed the fastest contraction in activity in 11 months, pressured by a second consecutive period of lower output by factories and an accelerated decline in new orders. Producers noted customer destocking and the impact of weaker demand from European clients, which led to the fastest reduction in overall export sales since October 2023. Meanwhile, the UK Services PMI rose to 51.4 in December from 50.8, slightly above forecasts of 51, preliminary data showed. The modest acceleration was driven by rising business activity and reduced backlogs of work amid limited pressure on operations. However, service providers reported a sharp drop in employment at year-end, largely due to the non-replacement of voluntary leavers in response to rising employment costs. The S&P Global UK Construction PMI rose to 55.2 in November 2024, up from 54.3 in October and beating market expectations of a drop to 53.5. The upturn was driven by the sharpest rise in commercial work in 2-½ years, helping offset the steepest decline in residential work since June. New orders across the sector grew for the tenth consecutive month, though the growth rate slowed to its weakest since June. Employment rose marginally, but the rate of job creation eased to a three-month low.

The UK economy contracted by 0.1% m/m in October, following a similar decline in September and falling short of market forecasts of a 0.1% expansion. The largest downward contribution came from production which fell 0.6%, due to manufacturing, mostly pharmaceutical products and preparations, machinery, equipment, and chemicals. Further, GDP for Q3 was revised lower to show no growth in its final reading.

The UK recorded a 173k rise in employment in the three months to October, easing from an upwardly revised 253k advance in the previous period. The reading defied market expectations of a 5k increase and marked the seventh consecutive three-month period of job growth. The unemployment rate was unchanged at 4.3%, while wage growth surprised to the upside, with total pay and that excluding bonuses rising to 5.2% in October as prior readings were also revised higher.

The Consumer Price Index increased 0.1% m/m in November 2024, following a 0.6% rise in October and in line with expectations. The annual inflation rate in the UK edged up for a second month to 2.6% in November 2024 from 2.3% in October, also matching forecasts. It is the highest inflation rate in eight months, with prices rising at a faster pace for recreation and culture, mostly admission fees to live music events and theatres and computer games; housing and utilities, particularly actual rents for housing; and food and non-alcoholic beverages.

Retail sales in the UK edged up 0.2% m/m in November 2024, rebounding from a 0.7% fall in October but below forecasts of 0.5%. Growth in sales at food stores, mostly supermarkets and other non-food stores was partly offset by a fall in clothing retailers, which pushed volumes to their lowest level since January 2022, with retailers reporting that economic factors were affecting sales. Meanwhile, the GfK Consumer Confidence Index rose by 1 point to -17 in December 2024, marking the second consecutive month of improvement. Elsewhere, public sector net borrowing, excluding public sector banks in the UK, decreased to £11.25 billion in November 2024, down from an upwardly revised £18.22 billion in October and below the

expected £13.0 billion. This marked the lowest November borrowing since 2021 and £3.4 billion less than in November last year on lower interest costs. This left total public sector spending for the fiscal year to date up by £0.1 billion from a year earlier to £101.4 billion, with higher spending on public services and benefits nearly offset by reduced debt interest payments. Finally, the Bank of England's Monetary Policy Committee kept Bank Rate at 4.75% at its final meeting of the year. However, while the decision was in line with market expectations, the vote was not, with the 6-3 outcome providing a dovish twist to the outcome. The three members who voted for an immediate cut cited concerns over the economic outlook, which could pull inflation below target over the medium term.

US Economy

The US economy added 227K jobs in November 2024, marking a strong recovery from the upwardly revised 36K gain in October, which was heavily influenced by Boeing strikes and the disruptions caused by Hurricanes Helene and Milton. Meanwhile, the US economy expanded an annualised 3.1% in the third quarter of 2024, higher than 2.8% in the second estimate and above 3% in Q2. It is the biggest growth rate so far this year. Finally, the annual inflation rate in the US rose for a 2nd consecutive month to 2.7% in November 2024 from 2.6% in October, in line with expectations. Despite the more positive economic backdrop, the Federal Reserve cut its policy rates by 0.25% at its December meeting.

EU Economy

The annual inflation rate in the Eurozone increased to 2.2% in November 2024 from 2% in October, but below 2.3% in the preliminary estimate. Meanwhile, the core rate, excluding food and energy prices, remained at 2.7%. GDP in the bloc expanded 0.4% on q/q in the three months to September 2024, the strongest growth rate in two years, following a 0.2% rise in Q2 and in line with the previous estimates. Household spending (0.7%), gross fixed capital formation and inventories were the main contributors while government spending also increased. Among the largest economies, GDP in Germany, France, and Spain expanded, whereas Italy and Netherlands stalled. Finally, as widely expected and signalled by speakers in the run-up to the decision, the European Central bank cut its policy rates by 0.25% at its December meeting.

Housing

The Halifax House Price Index in the UK increased 4.8% y/y in November 2024, the most in two years, following an upwardly revised 4% rise in October and higher than forecasts of 3.6%. The Nationwide House Price Index in the United Kingdom rose by 4.7% y/y in December 2024, the fastest pace since October 2022, following a 3.7% increase in November and exceeding forecasts of 3.8%.

Currency

Sterling appreciated against the Euro, however it depreciated against the Dollar over the month.

December	Start	End	High	Low
GBP/USD	$1.2629	$1.2524	$1.2798	$1.2511
GBP/EUR	€1.2062	€1.2095	€1.2148	€1.2018

Interest Rate Forecasts

Capital Economics revised its forecasts during the month, while Link Group maintained its previous position. Both expect Bank Rate to fall to a low of 3.50%.

Bank Rate	Now	Mar-25	Jun-25	Sep-25	Dec-25	Mar-26	Jun-26	Sep-26	Dec-26	Mar-27	Jun-27	Sep-27	Dec-27
Link Group	**4.75%**	4.50%	4.25%	4.00%	4.00%	3.75%	3.75%	3.75%	3.50%	3.50%	3.50%	3.50%	3.50%
Capital Economics	**4.75%**	4.50%	4.25%	4.00%	3.75%	3.50%	3.50%	3.50%	3.50%	-	-	-	-

Shropshire Council

Current Investment List

Borrower	Principal (£)	Interest Rate	Start Date	Maturity Date	Lowest LT / Fund Rating	Historic Risk of Default	Expected Credit Loss (£)
MMF Aberdeen Standard Investments	15,000,000	4.77%		MMF	AAAm		
MMF Insight	10,500,000	4.76%		MMF	AAAm		
Total Investments	**£25,500,000**	**4.77%**				-	-

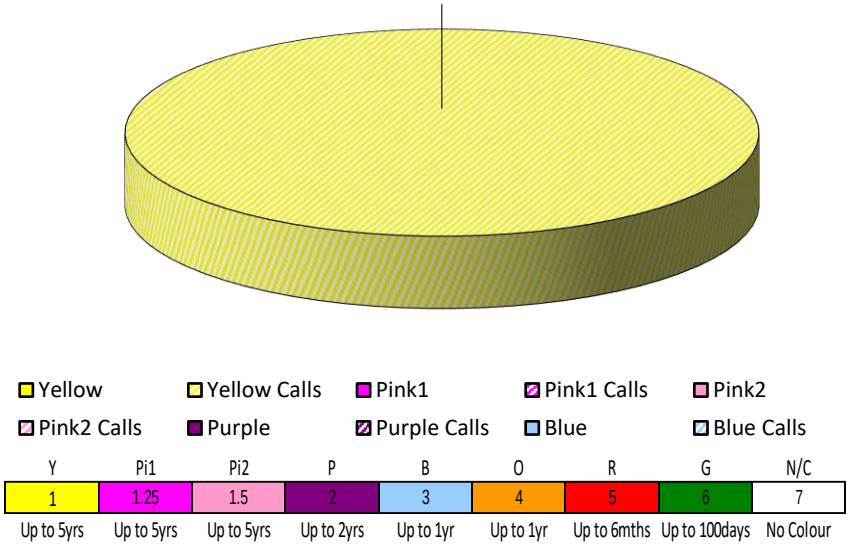
Note: An historic risk of default is only provided if a counterparty has a counterparty credit rating and is not provided for an MMF or USDBF, for which the rating agencies provide a fund rating. The portfolio's historic risk of default therefore measures the historic risk of default attached only to those investments for which a counterparty has a counterparty credit rating and also does not include investments which are not rated.

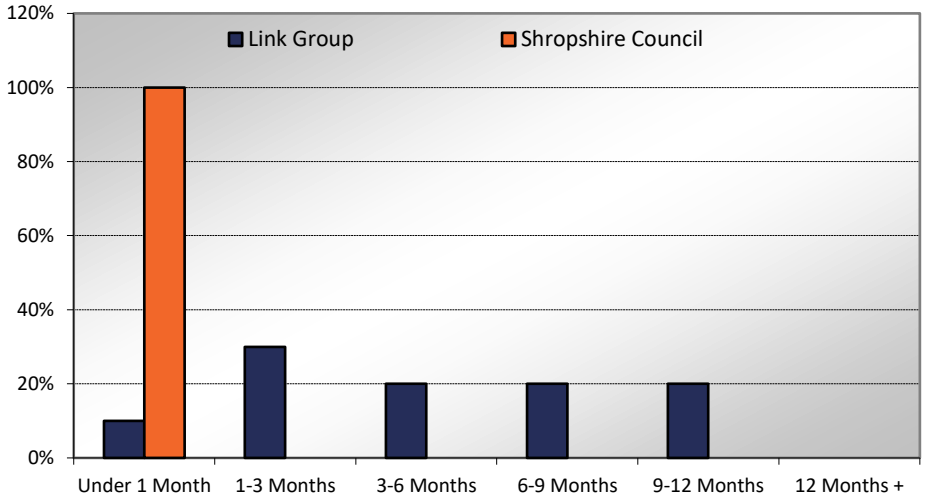
The Historic Risk of Default column is based on the lowest long term rating. If clients are using this % for their Expected Credit Loss calculation under IFRS 9, please be aware that the Code does not recognise a loss allowance where the counterparty is central government or a local authority since relevant statutory provisions prevent default. For these instruments, the Expected Credit Loss will be nil. Please note that we are currently using Historic Default Rates from 1990-2023 for Fitch, 1983-2023 for Moody's and 1981 to 2023 for S&P.

Where Link Group have provided a return for a property fund, that return covers the 12 months to September 2024, which are the latest returns currently available.

Shropshire Council

Portfolio Composition by Link Group's Suggested Lending Criteria





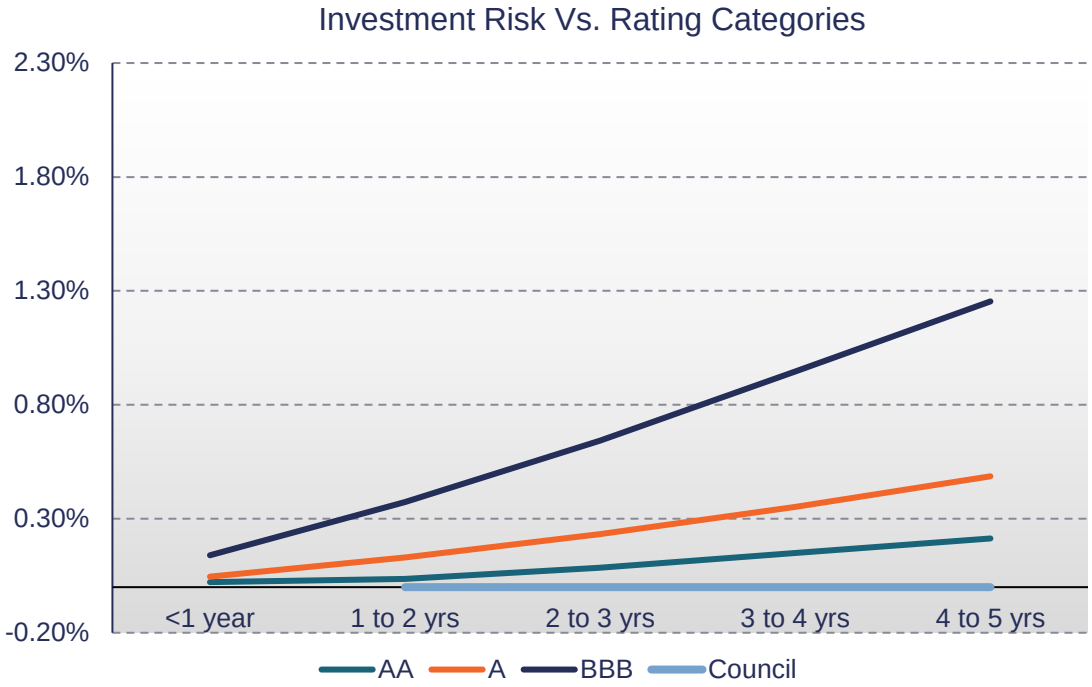
Portfolios weighted average risk number = 1.00

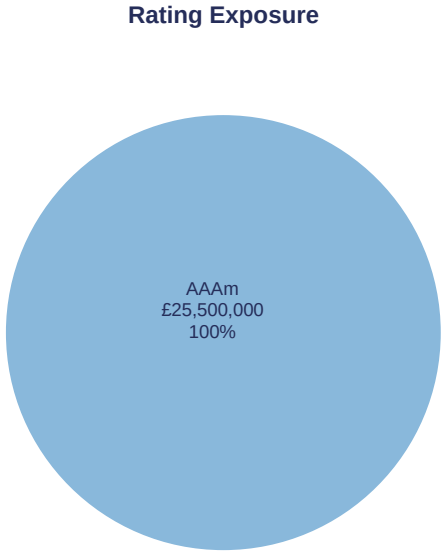
WARoR = Weighted Average Rate of Return
WAM = Weighted Average Time to Maturity

	% of Portfolio	Amount	% of Colour in Calls	Amount of Colour in Calls	% of Call in Portfolio	WARoR	WAM	WAM at Execution	Excluding Calls/MMFs/USDBFs WAM	Excluding Calls/MMFs/USDBFs WAM at Execution
Yellow	100.00%	£25,500,000	100.00%	£25,500,000	100.00%	4.77%	0	0	0	0
Pink1	0.00%	£0	0.00%	£0	0.00%	0.00%	0	0	0	0
Pink2	0.00%	£0	0.00%	£0	0.00%	0.00%	0	0	0	0
Purple	0.00%	£0	0.00%	£0	0.00%	0.00%	0	0	0	0
Blue	0.00%	£0	0.00%	£0	0.00%	0.00%	0	0	0	0
Orange	0.00%	£0	0.00%	£0	0.00%	0.00%	0	0	0	0
Red	0.00%	£0	0.00%	£0	0.00%	0.00%	0	0	0	0
Green	0.00%	£0	0.00%	£0	0.00%	0.00%	0	0	0	0
No Colour	0.00%	£0	0.00%	£0	0.00%	0.00%	0	0	0	0
	100.00%	**£25,500,000**	**100.00%**	**£25,500,000**	**100.00%**	**4.77%**	**0**	**0**	**0**	**0**

Shropshire Council

Investment Risk and Rating Exposure





Historic Risk of Default

Rating/Years	<1 year	1 to 2 yrs	2 to 3 yrs	3 to 4 yrs	4 to 5 yrs
AA	0.02%	0.04%	0.09%	0.15%	0.21%
A	0.05%	0.13%	0.23%	0.35%	0.49%
BBB	0.14%	0.37%	0.64%	0.95%	1.25%
Council	-	0.00%	0.00%	0.00%	0.00%

Historic Risk of Default
This is a proxy for the average % risk for each investment based on over 30 years of data provided by Fitch, Moody's and S&P. It simply provides a calculation of the possibility of average default against the historical default rates, adjusted for the time period within each year according to the maturity of the investment.

Chart Relative Risk
This is the authority's risk weightings compared to the average % risk of default for “AA”, “A” and “BBB” rated investments.

Rating Exposures
This pie chart provides a clear view of your investment exposures to particular ratings.

Note: An historic risk of default is only provided if a counterparty has a counterparty credit rating and is not provided for an MMF or USDBF, for which the rating agencies provide a fund rating. The portfolio’s historic risk of default therefore measures the historic risk of default attached only to those investments for which a counterparty has a counterparty credit rating and also does not include investments which are not rated.

Shropshire Council

Monthly Credit Rating Changes
FITCH

Date	Update Number	Institution	Country	Rating Action
16/12/2024	2065	Landesbank Hessen-Thueringen Girozentrale	Germany	A Viability Rating of bbb was assigned.

Shropshire Council

Monthly Credit Rating Changes
MOODY'S

Date	Update Number	Institution	Country	Rating Action
16/12/2024	2064	France (Sovereign Rating)	France	The Sovereign Rating was downgraded to Aa3 from Aa2 and the Outlook on the Sovereign Rating was changed to Stable from Negative.
17/12/2024	2066	National Bank of Canada	Canada	The Long Term Rating was upgraded to Aa2 from Aa3 and the Outlook on the Long Term Rating was changed to Stable from Positive Watch.
18/12/2024	2067	BNP Paribas	France	The Long Term Rating was downgraded to A1 from Aa3 and the Outlook on the Long Term Rating was changed to Stable from Negative.
18/12/2024	2067	Credit Agricole S.A.	France	The Long Term Rating was downgraded to A1 from Aa3 and the Outlook on the Long Term Rating was changed to Stable from Negative.
18/12/2024	2067	Credit Agricole Corporate and Investment Bank	France	The Long Term Rating was downgraded to A1 from Aa3 and the Outlook on the Long Term Rating was changed to Stable from Negative.
18/12/2024	2067	Credit Industriel et Commercial	France	The Long Term Rating was downgraded to A1 from Aa3 and the Outlook on the Long Term Rating was changed to Stable from Negative.
19/12/2024	2068	Co-operative Bank PLC (The)	United Kingdom	The Long Term and Short Term Ratings were upgraded to A3 from Baa3 and to P-2 from P-3 respectively. The Outlook on the Long Term Rating was changed to Stable from Positive Watch.
19/12/2024	2068	Coventry Building Society	United Kingdom	The Long Term and Short Term Ratings were downgraded to A3 from A2 and to P-2 from P-1 respectively. The Outlook on the Long Term Rating was changed to Stable from Negative Watch.

Shropshire Council

Monthly Credit Rating Changes
S&P

Date	Update Number	Institution	Country	Rating Action
02/12/2024	2063	KBC Bank N.V.	Belgium	The Outlook on the Long Term Rating was changed to Positive from Stable.

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APPENDIX B – PRUDENTIAL INDICATORS FOR QUARTER 3

Prudential Indicator	2024/25 Indicator £m	Quarter 1 – Actual £m	Quarter 2 – Actual £m	Quarter 3 – Actual £m	Quarter 4 – Actual £m
Non HRA Capital Financing Requirement (CFR)	345	336	336	336	
HRA CFR	111	105	105	105	
Gross borrowing	285	311	311	336	
Investments	50	21	22	26	
Net borrowing	235	290	289	311	
Authorised limit for external debt	546	311	311	336	
Operational boundary for external debt	480	311	311	336	
Limit of fixed interest rates (borrowing)	546	311	311	336	
Limit of variable interest rates (borrowing)	273	0	0	0	
Internal Team Principal sums invested > 364 days	70	0	0	0	
Maturity structure of borrowing limits	%	%	%	%	%
Under 12 months	15	10	10	9	
12 months to 2 years	15	0	0	7	
2 years to 5 years	45	0	2	2	
5 years to 10 years	75	24	26	24	
10 years to 20 years	100	26	22	20	
20 years to 30 years	100	20	25	24	
30 years to 40 years	100	11	6	6	
40 years to 50 years	100	2	2	1	
50 years and above	100	7	7	7	

The Gross Borrowing Prudential Indicator for 2024/25 was based on existing known borrowing taken out as at the end of January 2024. This borrowing position was based on the policy of utilising internal borrowing rather than external borrowing for capital schemes, whilst cash balances allowed this to continue, in order to minimise the interest cost to the Authority. As at the end of the 2023/24 financial year, it was deemed necessary to re-evaluate the under-borrowed position of the Council, and as a result, PWLB borrowing of £30m over a 12 month period was secured to fund existing capital schemes and additional borrowing of £25m has been secured in November 2024 to manage the treasury management position of the authority. This accounts for the reason why the position at Quarter 3 is greater than the 2024/25 indicator, as highlighted in the table above. It is anticipated that the Council will be undertaking more borrowing before the end of the calendar year, as we look to re-address the under-borrowed position and remove the reliance on internal borrowing through the use of cash balances.

The key prudential indicators which dictate the level of borrowing that can be undertaken by the Authority are the Operational Boundary which determines the likely level of borrowing that may be required to deliver the known commitments of the capital programme; and the Authorised limit provides the total borrowing that the Council may undertake if it should progress all plans as laid out in the Capital Strategy. As noted in the table above, the borrowing level undertaken as at Quarter 3 is well within the parameter of the Operational and Authorised limit for external debt.

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APPENDIX C -PRUDENTIAL BORROWING APPROVALS

Prudential Borrowing Approvals	Date Approved	Amount Approved	Applied (Spent) 2006/07	Applied (Spent) 2007/08	Applied (Spent) 2008/09	Applied (Spent) 2009/10	Applied (Spent) 2010/11	Applied (Spent) 2011/12	Applied (Spent) 2012/13	Applied (Spent) 2013/14	Applied (Spent) 2014/15	Applied (Spent) 2015/16	Applied (Spent) 2016/17	Applied (Spent) 2017/18	Applied (Spent) 2018/19	Applied (Spent) 2019/20	Applied (Spent) 2020/21	Applied (Spent) 2021/22	Applied (Spent) 2022/23	Applied (Spent) 2023/24	Budgeted 2024/25	Budgeted 2025/26	Budgeted 2026/27	Budgeted 2027/28	First year MRP Charged	Asset Life	Final year MRP Charged
		£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£			
Monkmoor Campus	24/02/2006	3,580,000																									
Capital Receipts Shortfall -Cashflow	24/02/2006	5,000,000																									
Applied:																											
Monkmoor Campus			3,000,000		0																				2007/08	25	2031/32
William Brooks					0		3,580,000																		2011/12	25	2035/36
Tern Valley					2,000,000																				2010/11	35	2044/45
		8,580,000	**3,000,000**	**0**	**2,000,000**	**0**	**3,580,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**			
Highways	24/02/2006	2,000,000	2,000,000																						2007/08	20	2026/27
Accommodation Changes	24/02/2006	650,000	410,200	39,800																					2007/08	6	2012/13
Accommodation Changes - Saving	31/03/2007	-200,000																									
		450,000	**410,200**	**39,800**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**			
Waste Management Site - Oswestry	29/06/2007	712,500																									
Waste Management Site - Oswestry	20/06/2008	-712,500																									
		0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**			
William Brooks	18/07/2008	0					0																		2011/12	25	2035/36
Primary School Capital Programme	19/12/2008	0					0	0																	2012/13	25	2036/37
The Ptarmigan Building	05/11/2009	3,744,000				3,744,000																			2010/11	25	2034/35
The Mount McKinley Building	05/11/2009	2,782,000				2,782,000																			2011/12	25	2035/36
The Mount McKinley Building	05/11/2009	0					0																		2011/12	5	2015/16
Capital Strategy Schemes - - Desktop Virtualisation	25/02/2010	187,600				187,600	0	0	0	0	0	0	0	0	0	0									2010/11	25 5	2014/15
Carbon Efficiency Schemes/Self Financing	25/02/2010	1,512,442					115,656	1,312,810	83,976	0	0	0	0	0	0	0									2011/12	5	2017/18
Transformation schemes		92,635						92,635	0	0															2012/13	3	2014/15
New School Amalgamations - Self Financing	25/02/2010	0							0	0	0	0	0	0	0	0									2013/14	25	2037/38
Renewables - Biomass - Self Financing	14/09/2011	92,996						82,408	98,258	-87,670	0														2014/15	25	2038/39
Solar PV Council Buildings - Self Financing	11/05/2011	56,342						1,283,959	124,584	-1,352,202	0														2013/14	25	2038/39
Depot Redevelopment - Self Financing	23/02/2012	0							0	0	0														2014/15	10	2023/24
Street Lighting - part night lighting - Self Financing	04/04/2012	0							0	0	0														2013/14	10	2022/23
Oswestry Leisure Centre Equipment - Self Financing	04/04/2012	124,521						124,521																	2012/13	5	2016/17
Leisure Services - Self Financing	01/08/2012	711,197							711,197																2013/14	5	2016/17
Mardol House Acqusition	26/02/2015	4,160,000									4,160,000	0													2015/16	25	2039/40
Mardol House Adaptation and Refit	26/02/2015	3,340,000									167,641	3,172,359	0	0	0	0									2016/17	25	2041/42
Oswestry Leisure Centre Equipment - Self Financing	01/08/2012	290,274												274,239		16,035									2018/19	5	2022/23
Car Parking Strategy Implementation	17/01/2018	590,021													588,497	1,524									2020/21	5	2024/25
JPUT - re Shrewsbury Shopping Centres	13/12/2017	55,299,533												52,204,603	-208,569	2,791,967	320,079	191,453							2018/19	45	2042/43
JPUT - SSC No 1 Ltd	13/12/2017	527,319												527,319													
CDL Shareholding	28/02/2019	1																1							2021/22		
Children's Residental Care	28/02/2019	2,000,000														1,381,539	230,765	38,487	316,210	33,000					2020/21	25	2044/45
Pride Hill Shopping Centre Reconfiguration - LEP Match	19/12/2019	1,928,978															434,027	842,293	652,658						AUC	45	
Pride Hill Shopping Centre Reconfiguration - Feb 22 approval	01/02/2022	2,273,921																	197,614	1,076,307	1,000,000				AUC	45	
Multi Agency Hub - Feb 22 approval	01/02/2022	1,000,000																			1,000,000				AUC	45	
Greenacres Supported Living Development	24/09/2020	3,126,978																34,317	41,688	1,979			1,048,995	2,000,000	2023/24	25	2046/47
Bishops Castle Business Park	19/09/2019	3,124,695															2,900	1,545,647	1,271,102	55,046	250,000				2023/24	25	2044/45
Whitchurch Medical Practice (Pauls Moss Development)	26/07/2018	3,063,835																	171,509	1,392,326	1,500,000				2023/24	25	2047/48
Oswestry Castlewew - Site Acquisition	19/12/2019	3,256,241														3,256,241									2020/21	25	2044/45
Former Morrisons Site, Oswestry	19/09/2019	3,390,145															3,390,145								2021/22	25	2045/46
Meole Brace Pitch & Putt		5,414,827																11,927	136,349	263,137	2,003,415	2,500,000	500,000		AUC	25	
Maesbury Solar Farm		2,046,558																	19,682	26,876	500,000	1,000,000	500,000		AUC	25	
Commercial Investment Fund	Fin Strat 19/20	2,000,000																				1,000,000	1,000,000		2021/22	25	2044/45
The Tannery Development Block A - Land Acqusition		657,253																62,500	594,753						2022/23	25	2045/46
The Tannery Development Block A		6,356,606																			56,606	1,300,000	2,500,000	2,500,000	AUC		
The Tannery Development - Block B & C		7,471,562													3,677,844	3,456,019	311,325	16,614	3,847	5,912					2019/20	25	2045/46
Oswestry Property Acquisition	12/05/2022	3,332,304																	3,332,304						2023/24	25	2047/48
Shrewsbury Property Acquisition		3,837,012																	3,837,012						2023/24	25	2047/48
Biochar Pyrolysis Project		2,009,420																		9,420	500,000	1,500,000			2023/24	25	2047/48
Recycling Bin Roll Out Programme		2,029,778																4,395	2,025,384						2022/23	10	2032//33
Highways Investment Programme	Capital Strat Feb 22	25,284,755																3,983,412	18,011,589	0	959,754	2,330,000			2022/23	25	2046/47
Oswestry Innovation Park		10,750,425																		4,218,112	6,532,313				2022/23	25	2046/47
Cambrian Building Oswestry - UKSPF		285,007																		14,900	270,107				2022/23	25	2046/47
Whitchurch Swimming & Leisure Facility	22/09/2022	13,371,760																	390,954	3,010,525	7,269,718	2,067,303	633,261		2026/27	40	2065/66
Previous NSDC Borrowing		955,595			821,138	134,457																			2009/10	5/25	2065/66
Capital Receipts Released By Additional Borrowing		8,226,507																		8,226,507					2024/25	25?	2048/49
		201,735,041	**5,410,200**	**39,800**	**2,821,138**	**6,848,057**	**3,695,656**	**2,896,333**	**1,018,015**	**-1,439,872**	**4,327,641**	**3,172,359**	**0**	**53,006,161**	**4,057,772**	**10,903,325**	**4,689,243**	**6,731,044**	**31,002,652**	**18,334,046**	**21,841,913**	**11,697,303**	**6,182,256**	**4,500,000**			

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Appendix D

Economic Background and Borrowing Update

Economic Background

The third quarter of 2024/25 saw:

- GDP growth contracting by 0.1% m/m in October following no growth in the quarter ending September;
- The 3myy rate of average earnings growth increase from 4.4% in September to 5.2% in October;
- CPI inflation increase to 2.6% in November;
- Core CPI inflation increase from 3.3% in October to 3.5% in November;
- The Bank of England cut interest rates from 5.0% to 4.75% in November and held them steady in December.
- 10-year gilt yields starting October at 3.94% before finishing up at 4.57% at the end of December.

The 0.1% m/m fall in GDP in October was the second such decline in a row and meant that GDP would need to rise by 0.1% m/m or more in November and December, for the economy to grow in Q4 as a whole rather than contract.

After rising by 1.4% q/q in July - September, the retail sector had a difficult final quarter of the year. Indeed, the bigger-than-expected 0.7% m/m fall in retail sales in October (consensus forecast -0.3% m/m) suggested that households' concerns about expected tax rises announced in the Budget on 30th October contributed to weaker retail spending at the start of the quarter.

The Government's October budget outlined plans for a significant £41.5bn (1.2% of GDP) increase in taxes by 2029/30, with £25bn derived from a 1.2% rise in employers' national insurance contributions. The taxes are more than offset by a £47bn (1.4% of GDP) rise in current (day-to-day) spending by 2029/30 and a £24.6bn (0.7% of GDP) rise in public investment, with the latter being more than funded by a £32.5bn (1.0% of GDP) rise in public borrowing. The result is that the Budget loosens fiscal policy relative to the previous government's plans - although fiscal policy is still being tightened over the next five years – and that GDP growth is somewhat stronger over the coming years than had previously been forecasted. By way of comparison, the Bank of England forecasts four-quarter GDP growth to pick up to almost 1.75% through 2025 (previously forecast to be 0.9%) before falling back to just over 1% in 2026.

December's pay data showed a rebound in wage growth that will likely add to the Bank of England's inflationary concerns. The 3myy rate of average earnings growth increased from 4.4% in September (revised up from 4.3%) to 5.2% in October (consensus forecast 4.6%) and was mainly due to a rebound in private sector pay growth from 4.6% to 5.4%. Excluding bonuses, public sector pay stagnated in October and the 3myy rate fell from 4.7% to 4.3%.

The number of job vacancies also fell again from 828,000 in the three months to October to 818,000 in the three months to November. This marks the first time it has dropped below its pre-pandemic February 2020 level of 819,000 since May 2021. Despite this, the Bank of England remains concerned about the inflationary influence of high wage settlements as well as the risk of a major slowdown in labour market activity.

CPI inflation has been on the rise this quarter, with the annual growth rate increasing from 1.7% in September to 2.3% in October, before rising further to 2.6% in November. Although services CPI inflation stayed at 5.0% in November, the Bank had expected a dip to 4.9%, while the timelier three-month annualised rate of services CPI rose from 5.0% to 5.1%. That shows that there currently isn't much downward momentum. Moreover, the wider measure of core CPI inflation rose from 3.3% to 3.5% in November. Both services and core inflation are currently at rates well above those consistent with the 2.0% target and are moving in the wrong direction. Although CPI inflation is expected to be back at close to the 2.0% target by the end of 2025, given that a lot of the rise in inflation in the coming months will be due to base effects that won't persist, the potential for a broader set of tariffs to arise from the US as well as the constant threat of geo-political factors to impact energy and food prices suggest risks remain very much to the upside.

Looking ahead, CPI inflation will likely rise in the coming months before it falls back to its target of 2.0% in mid-2025. The increasing uncertainties of the Middle East may also exert an upward pressure on inflation, with oil prices rising in the aftermath of Iran's missile attack on Israel on 1 October. China's recent outpouring of new fiscal support measures in the latter stages of September has also added to the upshift in broader commodity prices, which, in turn, may impact on global inflation levels and thus monetary policy decisions. Despite these recent developments, our central forecast is still for rates to fall to 4.5% by the end of 2024 with further cuts likely throughout 2025. This is in line with market expectations, however, although a November rate cut still looks likely, December may be more problematic for the Bank if CPI inflation spikes towards 3%.

Throughout the quarter gilt yields have risen. The 10-year gilt yield increased from 3.94% at the start of October to 4.57% by the year end (and has subsequently risen to 4.64% early in 2025). As recently as mid-September 10-year gilt yields were at their low for the financial year, but since then, and specifically after the Budget at the end of October, yields have soared. Overall, the reaction to the UK Budget highlights how bond markets are both fragile and highly attentive to news about the fiscal outlook.

The FTSE 100 started off this quarter at 8,276, before finishing up at 8,121. In particular, UK markets have continued to fall further behind US equities, a trend which has accelerated since Trump's election victory in November, partly due to the UK stock market being less exposed to AI hype, and it being weighed down by its relatively large exposure to the energy and materials sectors.

A summary overview of the future path of Bank Rate

On 7 November, Bank Rate was cut by 0.25% to 4.75%. The vote was 8-1 in favour of the cut, but the language used by the MPC emphasised "gradual" reductions

would be the way ahead with an emphasis on the inflation and employment data releases, as well as geo-political events.

At the 18 December meeting, another split vote arose. Members voted 6-3 to keep Bank Rate on hold at 4.75%, but dissenters (Dhingra, Ramsden and Taylor) were keen for rates to be cut further as concerns over the slowing down of the UK economy took root, despite near-term inflation fears remaining.

The MPC again stated that “a gradual approach” to rate cuts “remains appropriate” and that policy will “remain restrictive for sufficiently long”.

Borrowing

It is a statutory duty for the Council to determine and keep under review the “Affordable Borrowing Limits”. The Council’s approved Treasury and Prudential Indicators (affordability limits) are included in the approved Treasury Management Strategy. A list of the approved limits is shown in Appendix B. The Prudential Indicators were not breached during the second quarter of 2024/25 and have not been previously breached. The schedule at Appendix C details the Prudential Borrowing approved and utilised to date.

The Council had not undertaken any new borrowing for a number of years prior to taking out some short term borrowing in March 2024. The Council instead has been utilising cash balances to internally “borrow” for prudential borrowing schemes. This has enabled the Council to benefit from saving on interest costs compared to the returns that could be generated on the cash balances. This approach has been effective during a period where the Council has held significant cash balances.

Cash balances have now reduced as a result of reduced levels of reserves being held and loans continuing to reach their maturity dates. It has therefore been necessary to acquire new external borrowing during the third quarter of 2024/25, with a new loan of £25m secured over an 18 month time period. It is anticipated that further borrowing will be required during the final quarter of 2024//25, and this will again be secured over a short time period given that interest rates are anticipated to reduce over the next 12-18 months.

PWLB rates have moved significantly higher over the course of the financial year, culminating in long-term rates approaching levels last seen in 1998. The table below shows the high/low/average PWLB rates for the nine months to December.

	1 Year	5 Year	10 Year	25 Year	50 Year
02/04/2024	5.39%	4.72%	4.80%	5.28%	5.07%
31/12/2024	5.20%	5.12%	5.43%	5.91%	5.68%
Low	4.78%	4.31%	4.52%	5.08%	4.88%
Low date	17/09/2024	17/09/2024	17/09/2024	17/09/2024	17/09/2024
High	5.61%	5.16%	5.44%	5.92%	5.69%
High date	29/05/2024	19/12/2024	19/12/2024	19/12/2024	27/12/2024
Average	5.22%	4.80%	4.96%	5.43%	5.21%
Spread	0.83%	0.85%	0.92%	0.84%	0.81%

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Committee and Date

Cabinet
12th February 2025

Item

Public

Estimated Collection Fund Outturn for 2024/25

Responsible Officer:	James Walton		
email:	james.walton@shropshire.gov.uk	Tel:	01743 258915
Cabinet Member (Portfolio Holder):	Cllr Gwilym Butler, Finance & Corporate Support		

1. Synopsis

This report sets out the expected outturn position for the Collection Fund for 2024/25. It shows that collection was overall £2.9m above target in the year, which is a benefit into next year and will be used to help manage our overall financial position in the interim.

2. Executive Summary

2.1. The main council budget is the General Fund. The Collection Fund is a separate account which is ringfenced to Council Tax and Business Rates collection. The Collection Fund comprises all the cash receipts for council tax and business rates as well as necessary adjustments for any outstanding debts, any debts brought forward from previous years but collected in cash in the current year, and any property revaluations (which may increase or decrease payable amounts). The collection fund outturn position is carried forward into the new year and applied to the general fund in that year. Any deficit is a charge to the general fund; any surplus is a benefit to the general fund.

2.2. Each year, the council plans to collect around £250m of business rates and council tax relating to its own services, with amounts collected on behalf of Police, Fire, and towns and parish councils. This is set out in appendix A. The Council is required by statute to maintain a Collection Fund separate from the General Fund of the Council to maintain transparency and accountability in this area. This is especially important as the Council collects council tax on behalf of other bodies as

well (e.g. the Fire Service, and town and parish councils). Collection is undertaken by a dedicated revenues team.

2.3. For Shropshire Council, estimates are made each year of the expected collection rates for Council Tax and Business Rates, and in recent years these rates have taken account of the pandemic and more recently the cost of living crisis. Nevertheless, Local Authorities and the services they provide have never been more reliant on the collection of local taxation to provide funding for the essential interventions needed for the people, communities and businesses of Shropshire. The Council is delivering good collection rates despite these difficulties, enabling delivery of our outcomes and strategic objectives as set out in The Shropshire Plan.

2.4. The Collection Fund estimated outturn for the year ending 31st March 2025 are:

A. Overall council tax surplus of £1.676m (Council's share is £1.378m)

B. Overall business rates surplus of £2.603m (Council's share is £1.549m)

3. Recommendations

3.1. To note the overall Collection Fund estimated surplus of £4.279m for the year ending 31st March 2025, comprised of an estimated surplus of £1.676m for Council Tax and an estimated surplus of £2.603m for Non-Domestic Rates (NDR).

3.2. To note the distribution of the Collection Fund estimated surplus for Council Tax and NDR to the major/relevant precepting authorities and the Secretary of State.

3.3. To note Shropshire Council's share of the overall estimated surplus of £2.927m, comprised of an estimated surplus of £1.378m for Council Tax and an estimated surplus of £1.549m for NDR.

3.4. To note the inclusion of Shropshire Council's share of the overall estimated deficit for Council Tax and NDR in the 2025/26 budget.

Report

4. Risk Assessment and Opportunities Appraisal

4.1. Estimation of the Council Tax Collection Fund surplus or deficit is a well understood process and any potential for error is mitigated to a large extent by adhering to the relevant legislation. However, small variations in collection rate or changes in the taxbase can have a significant financial impact due to the magnitude of the sums involved.

4.2. Estimation of the Non-Domestic Rates (NDR) Collection Fund surplus or deficit can be affected by changes in rateable values and the level of appeals. A degree

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of variance on the Collection Fund due to changes in the appeals provision should be anticipated.

5. Financial Implications

5.1. Shropshire Council is currently managing an unprecedented financial position as budgeted for within the Medium Term Financial Strategy approved by Council on 29 February 2024 and detailed in our monitoring position presented to Cabinet on a monthly basis. This demonstrates that significant management action is required over the remainder of the financial year to ensure the Council's financial survival. While all Cabinet Reports provide the financial implications of decisions being taken, this may change as officers review the overall financial situation and make decisions aligned to financial survivability. Where non-essential spend is identified within the Council, this will be reduced. This may involve

- scaling down initiatives,
- changing the scope,
- delaying implementation, or
- extending delivery timescales.

5.2. Council Tax and NDR precepts are fixed prior to the start of the financial year. Any variations to these amounts are realised through the Collection Fund. The estimated Collection Fund Outturn projects the variation for the financial year end and any surplus or deficit is included in the following year's budget. Variations in collection rate and changes in the taxbase for Council Tax and rateable values for NDR will have an impact on the Collection Fund and therefore affect the amount available to be distributed.

Council Tax

5.3. The forecast of the Council Tax Collection Fund Balance for the year ending 31st March 2025 shows a forecast surplus of £1.676m based on figures as at 15th January 2025. This is comprised of an in year estimated surplus of £2.562m and an additional deficit of £0.885m in the outturn position from the previous financial year. The estimated surplus on the Council Tax Collection Fund is due to a decrease in the contribution to the bad debt provision.

5.4. The year end estimated surplus is distributed to the major precepting authorities in proportion to the current year demands and precepts on the Collection Fund. The percentages are likely to change each year due to different inflationary adjustments being applied by the major precepting authorities.

5.5. The amount incorporated into the Council's 2025/26 budget in relation to the Council Tax Collection Fund surplus is £1.378m. This is comprised of an in year estimated surplus of £2.106m and a deficit of £0.728m from the previous year's actual Council Tax Collection Fund.

5.6. The detailed determination of the estimated Council Tax Collection Fund surplus for 2024/25 is shown in Appendix A and the allocation of the estimated deficit to each of the major precepting authorities is summarised in Table 1 in Appendix C.

Non-Domestic Rates (NDR)

Contact: Ben Jay ben.jay@shropshire.gov.uk

5.7. The forecast of the Non-Domestic Rates Collection Fund Balance for the year ending 31st March 2025 shows a forecast surplus of £2.603m based on figures as at 31st January 2025. This is comprised of an in year estimated surplus of £0.388m and a surplus of £2.215m in the outturn position from the previous financial year.

5.8. The forecast surplus on the Non-Domestic Rates Collection Fund is attributable to the decrease in the appeals provision.

5.9. The year end estimated surplus is distributed to the Secretary of State and relevant precepting authorities in proportion to the current year demands and NDR payments on the Collection Fund. The percentages are fixed in accordance with The Non-Domestic Rating (Rates Retention) Regulations 2013.

5.10. An exception to this distribution method exists, however, in relation to Business Rates income from renewable energy projects. This income is retained in full by the Billing Authority and as such the income is disregarded from calculations in the rates retention scheme. In 2023/24 income from Renewable Energy Schemes (RES) was £1.222m and is forecast to be £1.852m in 2024/25. The 2024/25 Business Rates Collection Fund estimate includes a surplus of £0.537m to be retained in full by Shropshire Council as the billing authority.

5.11. The amount incorporated into the Council's 2025/26 budget in relation to the Business Rates Collection Fund is a surplus of £1.549m. This is comprised of an in year estimated surplus of £0.349m and a surplus of £1.200m from the previous year's actual Business Rates Collection Fund.

5.12. The detailed determination of the estimated Business Rates Collection Fund deficit for 2024/25 is shown in Appendix B and the allocation of the estimated deficit to the Secretary of State and the relevant precepting authorities is summarised in Table 1 in Appendix C.

6. Climate Change Appraisal

6.1. The estimated Collection Fund Outturn report and recommendations have no direct effect on climate change.

6.2. NDR receipts received from renewable energy schemes (RES) are retained in full by the Council. As a result of this a dedicated base budget was built in from 2022/23 to support climate change initiatives.

7. Background

7.1. As a Council Tax and Non-Domestic Rates (NDR) Billing Authority the Council is required by legislation to estimate the surplus or deficit for each financial year on the Collection Fund.

7.2. Council Tax and NDR precepts from the Collection Fund are fixed prior to the start of a financial year and any variations from this realised through the Collection

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Fund in year are distributed in the following two financial years (based on estimates in the following year and actuals in the subsequent year).

7.3. The Collection Fund is a statutory fund separate from the General Fund of the Council. The Collection Fund accounts independently for:

- Income into the Fund: The Fund is credited with the amount of receipts of Council Tax and NDR it collects.

- Payments out of the Fund: In relation to Council Tax payments are made to the Council, the two major precepting authorities (West Mercia Police & Crime Commissioner and Shropshire & Wrekin Fire Authority) and the local preceptors (Parish and Town councils). In relation to NDR payments are made to the Council, the Secretary of State and the single relevant precepting authority (Shropshire & Wrekin Fire Authority).

7.4. The Local Government Finance Act 1992 (as amended) requires the Council as the Billing Authority to calculate a Collection Fund estimate by 15th January each year for Council Tax. The Non-Domestic Rating (Rates Retention) Regulations 2013 require the Council as the Billing Authority to calculate a Collection Fund estimate by 31st January each year for NDR. Both estimates relate to the Collection Fund Income and Expenditure Account for the year ending 31st March and the impact of this on the Collection Fund Balance.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Local Member:	**All**

Appendices

Appendix A: Shropshire Council 2024/25 Estimated Council Tax Collection Fund Account

Appendix B: Shropshire Council 2024/25 Estimated Non-Domestic Rates Collection Fund Account

Appendix C: Distribution of the 2024/25 Estimated Collection Fund (Surplus) / Deficit

Contact: Ben Jay ben.jay@shropshire.gov.uk

APPENDIX A

SHROPSHIRE COUNCIL ESTIMATED COUNCIL TAX COLLECTION FUND ACCOUNT
(Estimate As At 15th January 2025)

	2024-25 Estimate £'000
Income	
Council Tax Income	(265,619)
Transfers from General Fund	
- Discretionary Relief	(160)
Total Income	**(265,779)**
Expenditure	
2024/25 Precepts	
Shropshire Council	205,104
West Mercia Police & Crime Commissioner	33,076
Shropshire & Wrekin Fire Authority	13,646
Parish & Town Councils	10,831
Bad & doubtful debts	
Increase in Bad Debt Provision	561
Total Expenditure	**263,217**
(Surplus)/Deficit for the year	(2,562)
Impact on Collection Fund Accumulated (Surplus)/Deficit	
Accumulated (surplus)/deficit brought forward	1,902
Distribution of prior year estimated surplus	(1,016)
(Surplus)/Deficit for the year	(2,562)
Estimated Accumulated (Surplus)/Deficit Carried Forward	**(1,676)**
Estimated Collection Fund (Surplus) / Deficit	
Prior year (surplus)/deficit	885
In year (surplus)/deficit	(2,562)
	(1,676)
Share of Estimated Collection Fund Surplus	
Shropshire Council	(1,378)
West Mercia Police & Crime Commissioner	(211)
Shropshire & Wrekin Fire Authority	(87)
	(1,676)

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APPENDIX B

SHROPSHIRE COUNCIL ESTIMATED NON-DOMESTIC RATES COLLECTION FUND ACCOUNT
(Estimate As At 31st January 2025)

	2024-25 Estimate £'000	2024-25 Excluding Renewable Energy Schemes £'000	2024-25 Renewable Energy Schemes Only £'000
Income			
Business Rates Income	(81,431)	(79,579)	(1,852)
Transitional Protection	(3,051)	(3,051)	-
Total Income	**(84,482)**	**(82,630)**	**(1,852)**
Expenditure			
2024/25 Payments to Major Preceptors			
Secretary of State	40,578	40,578	-
Shropshire Council	41,306	39,766	1,540
Shropshire & Wrekin Fire Authority	812	812	-
Cost of Collection	460	460	-
Bad & doubtful debts			
Increase in Bad Debt Provision	624	624	-
Appeal Losses & Provisions			
Losses	(5,249)	(5,249)	0
Increase in Appeal Provision	5,563	5,563	0
Total Expenditure	**84,094**	**82,554**	**1,540**
(Surplus)/Deficit for the year	**(388)**	**(76)**	**(312)**
Impact on Collection Fund Accumulated (Surplus) / Deficit			
Accumulated (surplus)/deficit brought forward	3,055	2,897	158
Distribution of prior year estimated surplus/(deficit)	(5,269)	(4,886)	(383)
(Surplus)/Deficit for the year	(388)	(76)	(312)
Estimated Accumulated (Surplus) / Deficit Carried Forward	**(2,603)**	**(2,065)**	**(537)**
Estimated Collection Fund (Surplus) / Deficit			
Prior year (surplus)/deficit	(2,215)	(1,989)	(226)
In year (surplus)/deficit	(388)	(76)	(312)
	(2,603)	**(2,065)**	**(537)**
Distribution of Estimated Collection Fund (Surplus) / Deficit			
Secretary of State	(1,033)	(1,033)	-
Shropshire Council	(1,549)	(1,012)	(537)
Shropshire & Wrekin Fire Authority	(21)	(21)	-
	(2,603)	**(2,065)**	**(537)**

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APPENDIX C

DISTRIBUTION OF THE 2024/25 ESTIMATED COLLECTION FUND (SURPLUS) / DEFICIT

1.1 The allocation of the estimated deficit to the Secretary of State and the relevant precepting authorities is summarised in Table 1 below.

Table 1: Distribution of the 2024/25 Estimated Collection Fund (Surplus) / Deficit

	Council Tax	NDR	Total
	£m	£m	£m
Secretary of State	-	(1.033)	(1.033)
Shropshire Council	(1.378)	(1.549)	(2.927)
West Mercia Police & Crime Commissioner	(0.211)	-	(0.211)
Shropshire & Wrekin Fire Authority	(0.087)	(0.021)	(0.108)
Total Estimated (Surplus) / Deficit	**(1.676)**	**(2.603)**	**(4.279)**

1.2 The Secretary of State and major / relevant precepting bodies were notified of these surpluses by 31st January 2025.

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Shropshire Council	**Committee and Date** Cabinet 12th February 2025 Council 27th February 2025	Item Public

Healthy People | Healthy Economy | Healthy Environment | Healthy Organisation

Treasury Strategy 2025/26

Responsible Officer:	James Walton		
email:	james.walton@shropshire.gov.uk	Tel:	01743 258915
Cabinet Member (Portfolio Holder):	Cllr Gwilym Butler, Finance & Corporate Support		

1. Synopsis

The report proposes the Treasury Strategy for 2025/26. It sets out the arrangements for how the council will appropriately manage its arrangements for banking, cash flow management, investments, and borrowing, supporting the delivery of the MTFS and The Shropshire Plan.

2. Executive Summary

2.1. Treasury management refers to work undertaken 'in the background'. It is the way the authority manages cash flow, banking, investments and borrowings. Effective treasury management is an essential foundation for the services the Council provides.

2.2. CIPFA has defined treasury management activities as 'the management of the organisation's investments and cash flows - banking, money market and capital market transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks.' The amounts in these different areas of activity fluctuate, but at the time of preparing the report, the council had:

- gross cashflows in and out registering in the hundreds of millions of pounds each year

- future planned capital investments (capital financing requirement or 'CFR'), funded from a variety of sources of £0.584bn.
- debt (external borrowings) at £0.336bn (this is all fixed rate; no borrowings held with variable rates). The majority of this (£0.29bn) is government loans (Public Works Loan Board, 'PWLB'). The profile of debt maturity is spread across future years (PWLB loans mature between 2025/26 and 2056/57). Provision to meet the finance cost of this debt and to repay the principal is included in the annual budget process.
- Investments (of cash held for various purposes, which can be safely invested for a period based on projected cash flow requirements) of £25.5m as at 31 December 2024.

2.3. This is a complex and significant area of the Council's financial operations and is therefore delivered within an appropriately robust framework of legislative and best practice safeguards.

2.4. To enable an efficient approach to delivery of treasury management functions across partner organisations, the Council also provides this function for other organisations as below. (NB – this report relates specifically to the Treasury Management Strategy for the Council.)

- West Mercia Energy (WME)
- Shropshire and Wrekin Fire Authority

2.5. Given the scale of these activities, it is essential that best practice is applied, and local activity is amended as best practice evolves. The Council achieves this in two ways – by retaining Link Group as specialist treasury management advisors, and by adopting recommended best practice from sector leaders such as CIPFA.

2.6. In December 2021, CIPFA published the revised Treasury Management Code and Prudential Code. As noted last year, formal adoption is included for the 2025/26 financial year. This Treasury Management Strategy has also been prepared in compliance with CIPFA's Code of Practice on Treasury Management 2017 and covers the following:-

- A high-level long-term overview of how capital expenditure, capital financing and treasury management activity contribute to the provision of services
- An overview of how the associated risk is managed
- The implications for future financial sustainability

2.7. Key points to note in the strategy are:-

- Borrowing is driven by the requirements of the approved Capital Programme.
- Currently the approved borrowing requirement identified within the approved Capital Programme 2025/26 to 2027/28 is prudential borrowing of £53.4m. In addition to this there is an anticipated prudential borrowing requirement for future prioritised schemes in the Capital Strategy 2025/26 to 2029/30 of £55.5m.
- Investment limits are also set out within the strategy, to ensure that counterparties are credit worthy and that investments are undertaken in line with internal funds requirement

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2.8. Outside the approved Capital Programme there are a number of further capital investment schemes which are being prepared but have not yet been approved to be included in the capital programme. Once these decisions are made (either to accept and progress, or to reject), the funding including the borrowing requirement will also be revised.

2.9. The Council's lending is restricted to highly credit rated Banks, Building Societies, Money Market Funds and Part Nationalised Institutions which meet Link Asset Services creditworthiness policy, as well as other Local Authorities and the UK Government (for example, lending to the Debt Management Office, 'DMO').

2.10. The Finance Team will continue to look for opportunities to make savings by actively managing the cash and debt portfolio in accordance with the Treasury Strategy. Savings may be secured by increasing the interest earnt through investment of cash balances, or by reducing the cost of external borrowing (for example, by paying back higher interest loans and replacing them with lower interest loans – 'rescheduling').

3. Recommendations

3.1. This treasury strategy is required to be received at three committee meetings;

- Cabinet receive it and recommend its adoption to Council from the perspective of this setting out the policy Cabinet wish to adopt;
- Audit Committee also receive the report as part of their consideration of the probity and regularity of the council's financial affairs, and
- Full Council receive the strategy for its formal approval and adoption as a reserved decision.

Specific recommendations for each meeting are set out below.

Cabinet

3.2. That Cabinet recommends that Council:-

a. Approve, with any comments, the Treasury Strategy for 2025/26
b. Approve, with any comments, the Prudential Indicators, set out in Appendix 1, in accordance with the Local Government Act 2003.
c. Approve, with any comments, the Investment Strategy, set out in Appendix 2 in accordance with the DLUHC Guidance on Local Government Investments.
d. Approve, with any comments, the Minimum Revenue Provision (MRP) Policy Statement, set out in Appendix 3.
e. Authorise the Section 151 Officer to exercise the borrowing powers contained in Section 3 of the Local Government Act 2003 and to manage the Council's debt portfolio in accordance with the Treasury Strategy.
f. Authorise the Section 151 Officer to use other Foreign Banks which meet Link's creditworthiness policy as required.
g. Authorise the Section 151 Officer to increase the PRS Loan Facility from £10m to up to £30m, pending Housing Supervisory Board consultation and cabinet approval.

Audit Committee

3.3. That the Audit Committee:-

Contact: Ben Jay ben.jay@shropshire.gov.uk

h. Consider and endorse, with appropriate comment, the Treasury Strategy 2025/26.

Council

3.4. That Full Council:-

i. Approve, with any comments, the Treasury Strategy for 2025/26, set out in appendix 1 (parts 1-3).
j. Approve, with any comments, the Investment Strategy, set out in Appendix 1 (part 4) in accordance with the DLUHC Guidance on Local Government Investments.
k. Approve, with any comments, the Prudential Indicators, set out in Appendix 1 (part 5), in accordance with the Local Government Act 2003.
l. Approve, with any comments, the Minimum Revenue Provision (MRP) Policy Statement, set out in Appendix 1 (part 6).
m. Authorise the Section 151 Officer to exercise the borrowing powers contained in Section 3 of the Local Government Act 2003 and to manage the Council's debt portfolio in accordance with the Treasury Strategy.
n. Authorise the Section 151 Officer to use other Foreign Banks which meet Link's creditworthiness policy as required.
o. Authorise the Section 151 Officer to increase the PRS Loan Facility from £10m to up to £30m, pending Housing Supervisory Board consultation and cabinet approval.

Report

4. Risk Assessment and Opportunities Appraisal

4.1. The recommendations contained in this report are compatible with the provisions of the Human Rights Act 1998.

4.2. There are no direct environmental, equalities or climate change consequences arising from this report.

4.3. Compliance with the CIPFA Code of Practice on Treasury Management, the Council's Treasury Policy Statement and Treasury Management Practices and the Prudential Code for Capital Finance together with the rigorous internal controls will enable the Council to manage the risk associated with Treasury Management activities and the potential for financial loss.

4.4. The Council's Audit Committee is the committee responsible for ensuring effective consideration of the Council's Treasury Management Strategy and policies.

4.5. Risk table

Risk	*Mitigation*
Security of funds	The Council maintains an Annual Investment Strategy which ensures that minimum acceptable credit criteria is applied for all investments to ensure that only highly

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	creditworthy counterparties are used which enables diversification across all investments. The Council uses a treasury advisor, Link Asset Services to provide a creditworthiness service of all potential investment counterparties, which is continuously monitored and updated as needed.
Managing liquidity	The Council undertakes cash flow monitoring which highlights anticipated cash transactions for the upcoming 18 months. All departments are requested to provide details of large value income and expenditure transactions that may impact on the authority's cash flow position. This is tracked on a daily basis and continuously updated to ensure that cash is held appropriately liquid should there be a need to use the funds.
Achievement of investment benchmark, particularly in months of February and March.	Investments undertaken by the Finance team are benchmarked against the overnight Sterling Overnight Index Average (SONIA). The key factors in tracking performance of investments, is the cash balance available to invest and the return that is achieved on investments made. When interest rates are rising in the economy, it may be that previous investments that were fixed have now become less favourable, and so there is a higher risk that the benchmark may not be achieved. The availability of cash for investing has also become a key factor, especially in a period where reserves and hence cash balances have reduced. Also during the months of February and March the Council does not collect as much Council Tax and so cash balances reduce during these months in particular. In order to manage this period, cash is held in call accounts or highly liquid investments rather than being placed into longer term fixed interest investments. The main priority for the Council is always to maintain liquidity and the security of funds over chasing investment returns.

5. Financial Implications

5.1. Shropshire Council is currently managing an unprecedented financial position as budgeted for within the Medium Term Financial Strategy approved by Council on 29 February 2024 and detailed in our monitoring position presented to Cabinet on a monthly basis. This demonstrates that significant management action is required over the remainder of the financial year to ensure the Council's financial survival. While all Cabinet Reports provide the financial implications of decisions being taken, this may change as officers review the overall financial situation and make decisions aligned to financial survivability. Where non-essential spend is identified within the Council, this will be reduced. This may involve

- scaling down initiatives,
- changing the scope,
- delaying implementation, or
- extending delivery timescales.

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5.2. The financial implications arising from the Treasury Strategy are detailed in this report. The Council makes assumptions about the levels of borrowing and investment income over the financial year to facilitate financial planning.

5.3. Reduced borrowing either as a result of capital receipt generation or due delays in delivery of the capital programme will have a positive impact of the council's cash position. Similarly, higher than benchmarked returns on available cash will also help the Council's financial position. For monitoring purposes, assumptions are made early in year about borrowing and returns based on the strategies agreed by Council in the preceding February. Performance outside of these assumptions results in increased or reduced income for the Council.

5.4. As at 31 December 2024 the Council held £25.5 million in investments and borrowing of £336 million at fixed interest rates.

6. Climate Change Appraisal

6.1. The Council's Financial Strategy includes proposals to deliver a reduced carbon footprint for the Council therefore the Finance Team is working with the Council in order to achieve this. There are no direct climate change impacts arising from this report. Shropshire Council's investment portfolio has no level 1, 2 or 3 emissions. It comprises of straightforward cash deposits with financial institutions and other Local Authorities.

6.2. The Council is actively working with Link Group to secure approved investment counterparties who prioritise sustainable investments. Where opportunities arise and these counterparties meet necessary security, liquidity and yield requirements, the council will then also be able to invest in activities specifically focused on sustainability and referenced to United Nations Sustainable Development Goals and wider Economic and Social Responsibility ('ESR') objectives.

7. Cornovii Developments Limited

7.1. Shropshire Council is considering increasing the Cornovii Developments Ltd (CDL) Private Rental Sector (PRS) Loan Facility, contingent on a robust business case. Currently, CDL has access to a £39m Development Loan and a £10m PRS Loan to buy around 38 homes in Shropshire for private rental. So far, CDL has built and rented out 14 homes, with 26 homes expected by the end of the financial year, all having identified tenants. Preference is given to Shropshire residents who are key workers and/or veterans. Future homes may be procured if they offer value for money. This will result in the council benefiting from both on lending benefits and capital growth as a result of being the single shareholder for CDL. Increasing the PRS facility to £30m would total £69m in loan facilities for CDL. In line with the funding agreement the CDL Board and The Section 151 officer will approve every PRS development appraisal on the basis they meet the agreed hurdle rates. Further details will be contained in the 2025/26 CDL business plan which will be presented to the Housing Supervisory Board in March 2025.

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List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Treasury Strategy 2024/25

Treasury Strategy 2024/25 – Mid Year Review

Finance Strategy 2024/25 – 2028/29

Local Member: All

Appendices [Please list the titles of Appendices]

Appendix 1 – Treasury Strategy

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Shropshire Council

TREASURY MANAGEMENT STRATEGY 2025/26



Introduction

The Council depends upon a strong foundation of proper management of its financial affairs in order to provide needed and valued services to the our community and to pursue the objectives set out in the Shropshire Plan.

This Treasury Management strategy sets out how we will proactively manage our banking and cash arrangements (including borrowing and investment activity) through 2025/26 in order to ensure that funding is available to the council when it is required, but also that the cost of managing this is kept as low as possible.

This strategy is fully aligned to the updated Medium Term Financial Strategy, which articulates how the Shropshire Plan objectives will be delivered in financial terms.



Gwilym Butler

Cabinet Member
For Finance



James Walton

Executive Director
of Resources

1. Overview



The objectives and contents of the Treasury Management Strategy

The Council operates a balanced budget. Amongst other things, this means that cash received during the year is used to fund its cash expenditure – our cashflow. Primarily, council tax and business rates received from the local area, and grants received from government, are then used to pay for council activity in delivering services. Treasury Management operations ensure this cashflow is properly planned and managed.

The Council defines its treasury management activities as “the management of the authority’s borrowing, investments and cash flows, its banking, money market and capital market transactions, the effective control of the risks associated with the activities, and the pursuit of optimum performance consistent with those risks”.

Cash flow management involves forecasting in- and out-flows of cash and ensuring that funds are available to meet expenditure needs. Any temporarily surplus monies can be invested in low-risk counterparties, sometimes providing a return on investment. In doing so, we prioritise

- Security first (that is, the investment will be repaid), then
- Liquidity (that is, we can afford to lose access to the sum invested for the period of the investment, without negatively impacting on wider council operations), and lastly
- Yield (securing a beneficial return on investments made).

Treasury Management also ensures that funds are available to support the Council’s capital investment plans, whether using government grants, developer contributions, or external borrowing. These plans forecast the borrowing requirements of the Council - essentially, longer-term cash flow planning.

Whilst any commercial initiatives or loans to third parties will be informed by the treasury strategy and appropriate advice, these activities are generally classed as non-treasury activities, and are separated from the day-to-day treasury management activities.

This Treasury Management Strategy includes the following sections
1. Overview of the strategy
2. Economic update
3. Annual investment strategy
4. Prudential and treasury indicators
5. Minimum Revenue Provision statement
6. Specified and non-specified investments

The CIPFA Code requires the responsible officer to ensure that members with responsibility for treasury management receive adequate training. This especially applies to members responsible for scrutiny. The training needs of treasury management officers are periodically reviewed.

The Council will adopt the following reporting arrangements in accordance with the requirements of the Code:-

Area of Responsibility	Council/Committee/Officer	Frequency
Treasury Management Policy Statement	Full Council/Cabinet	As required
Treasury Strategy/Annual Investment Strategy/MRP Policy	Full Council/Cabinet	Annually before the start of the financial year
Capital Strategy	Full Council/Cabinet	Annually before the start of the financial year
Treasury Strategy/Annual Investment Strategy/MRP Policy – mid year report	Full Council/Cabinet	Mid-year
Treasury Strategy/Annual Investment Strategy/MRP Policy – updates of revisions at other times	Full Council/Cabinet	As required
Annual Treasury Report	Full Council/Cabinet	Annually by 30 September after the end of the financial year
Quarterly Treasury Management Update Reports	Executive Directors/Cabinet	Quarterly
Treasury management Monitoring Reports	Reports prepared by Treasury Officer within the Finance Team	Monthly
Treasury Management Practices/Investment Management Practices	Section 151 Officer	As required
Scrutiny of Treasury Strategy	Audit Committee	Annually before the start of the financial year
Scrutiny of the Treasury Management Performance	Audit Committee	Half yearly

Compliance with best practice

Best practice guidance is regularly reviewed and updated as necessary. This strategy has been prepared in accordance with CIPFA's Code of Practice on Treasury Management and is approved annually by Full Council. In December 2021, the Chartered Institute of Public Finance and Accountancy, (CIPFA), issued Prudential and Treasury Management Codes.

The codes have clarified CIPFA's position on the role of the treasury management team and that there is a clear separation between treasury and non-treasury investments. Accordingly, periodic reporting by the treasury management team to members will focus solely on treasury investments. If non treasury investments are considered, a separate report will be presented for approval and any changes required to Prudential indicators incorporated within an updated Treasury Strategy if necessary.

The Local Government Act 2003 and supporting Regulations requires the Council to have regard to the CIPFA Prudential Code and the CIPFA Treasury Management Code of Practice to set Prudential and Treasury Indicators for the next three years to ensure that capital investment plans are affordable, prudent and sustainable. This report incorporates the indicators to which regard should be given when determining the Council's Treasury Management Strategy for the next financial year.

As the Council is responsible for housing, Prudential Indicators relating to Capital Expenditure, financing costs and the Capital Financing Requirement will be split between the Housing Revenue Account (HRA) and the General Fund.

Annual investment strategy

The Act also requires the Council to set out its Treasury Strategy for borrowing and to prepare an Annual Investment Strategy. This sets out the Council's policies for managing its investments and for giving priority to the security and liquidity of those investments. This is attached in appendix 2 and includes a list of additional responsibilities for the Section 151 Officer role following the issue of the Treasury Management Code of Practice and Prudential Code.

The proposed Strategy for 2025/26 in respect of the following aspects of the treasury management function is based upon the Section 151 Officer's view on interest rates, supplemented with leading market forecasts provided by the Council's Treasury Advisor, Link Asset Services.

Relationship of the Treasury Management Strategy to the Capital strategy

All local authorities are required to prepare a Capital Strategy which is intended to provide the following: -

- A high-level overview of how capital expenditure, capital financing and treasury management activity contribute to the provision of services
- An overview of how associated risk is managed
- The implications for future financial sustainability

The aim of the Capital Strategy is to ensure that all elected members on the full council fully understand the overall long-term policy objectives and resulting capital strategy requirements, governance procedures and risk appetite. The Capital Strategy is separate from the Treasury Management Strategy. This ensures the separation of the core treasury function under security, liquidity and yield principles, and the policy objectives realised in investments in local capital assets. The capital strategy sets out:

- The corporate governance arrangements for capital investments
- Any service objectives relating to the investments
- The expected income, costs and resulting contribution
- The debt related to the activity and the associated interest costs
- The payback period (implementing the MRP policy contained in the treasury management strategy)
- For non-loan type investments, the cost against the current market value
- The risks associated with each activity

Shropshire Council

2. Economic Context



Economic Update[1]

Overview

Treasury management needs to be undertaken with a clear understanding of the economic context. Factors such as the bank rate and inflation rates have a clear impact on likely interest charged on future borrowing and interest earned on potential investments.

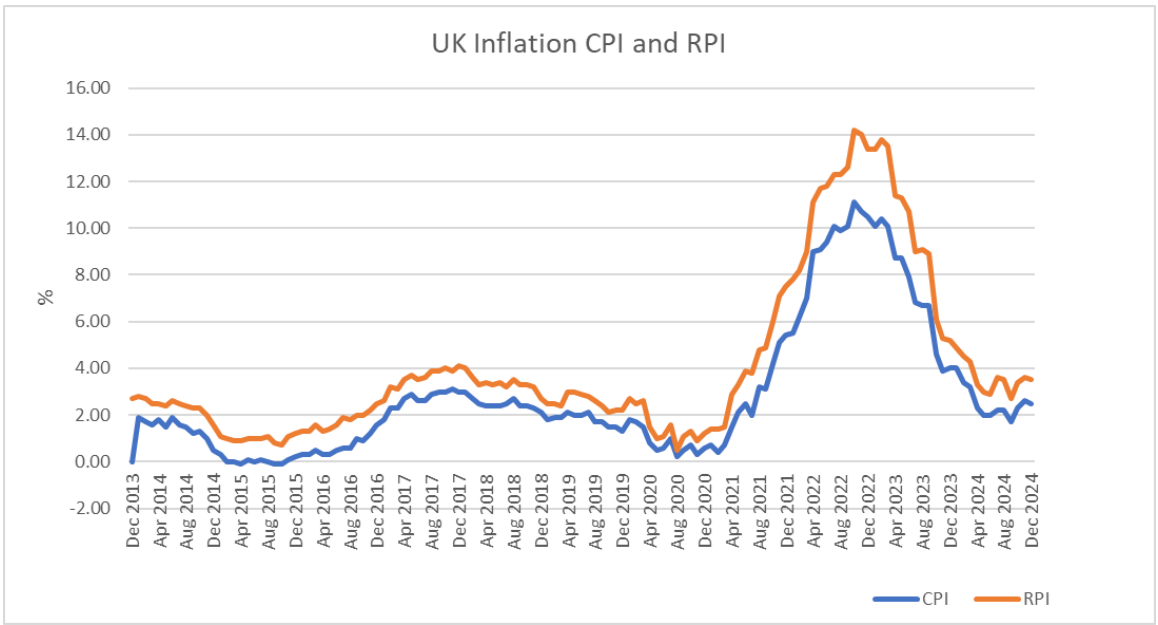
Inflation has reduced during 2024, and it is anticipated that inflation rates will stay relatively stable over the next 12 months, with a general trend towards 2% by the end of 2025.

UK Government finances provide the framework in which HM Treasury will frame future public spending decisions, including funding for councils. In the short term, this looks to be positive, but the extent of borrowing indicates that the government is likely to seek to recover that borrowing position within the medium term – which may lead to reductions in planned spending and so reductions in grant allocations (or less real-terms growth than would otherwise be the case).

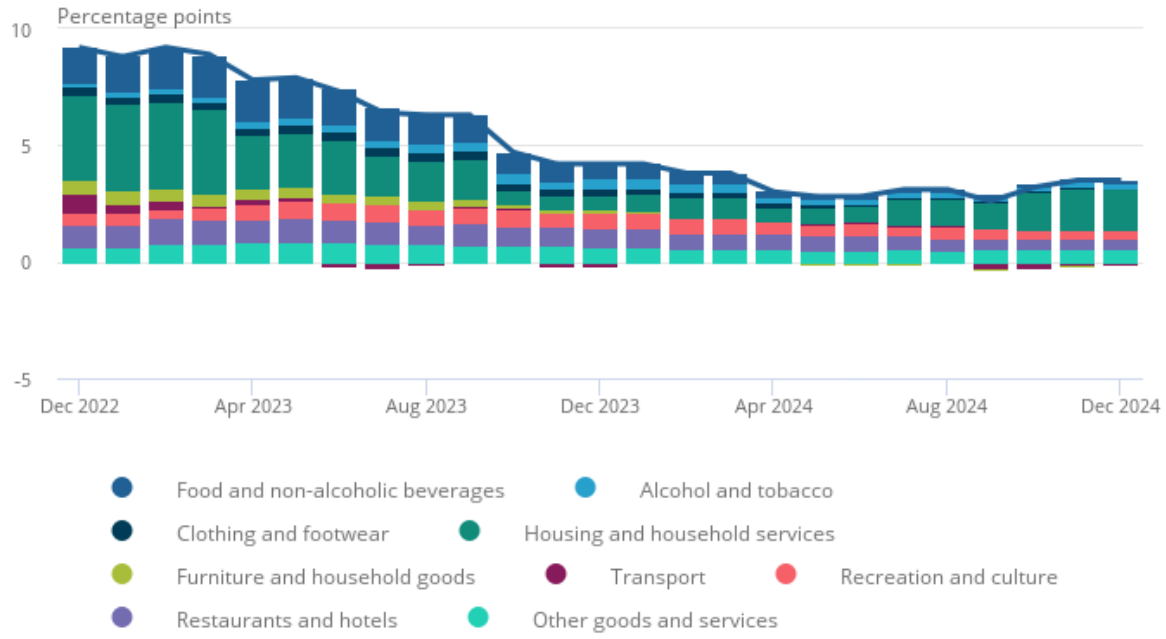
Bank rates are a key driver of the cost of borrowing. The Bank of England reduced bank rates at 4.75% in November. It is anticipated that further rate reductions will happen throughout 2025. This is important to consider by the council when they need to secure external borrowing, as borrowing may need to be secured on a short-term basis so that more preferable rates can be secured once rates have reduced in the longer term. The Council will obtain advice in that event to ensure that the most economic option is identified.

Inflation

CPI inflation has been on the rise this at the end of 2024, with the annual growth rate increasing from 1.7% in September to 2.3% in October, before rising further to 2.6% in November.



Largest Contributions to annual CPI inflation rate



Source: Consumer price inflation from the Office for National Statistics

The largest downward contribution in December came from restaurants and hotels, reducing by 0.06%. This was also followed by reductions in clothing and footwear, alcohol and tobacco and recreation and culture. The largest increase during December related to transport, with petrol and diesel process rising during the month.

Bank of England Projection for Inflation:



Although CPI inflation is expected to be back at close to the 2.0% target by the end of 2025, given that a lot of the rise in inflation in the coming months will be due to

base effects that won't persist, the potential for a broader set of tariffs to arise from the US as well as the constant threat of geo-political factors to impact energy and food prices suggest risks remain very much to the upside.

UK Government finances

Public sector net borrowing excluding public sector banks in the UK was £17.8 billion in December 2024, which was £10.1 billion more than in December 2023. Figures came much higher than market forecasts of a £14.6 billion gap.

Public sector borrowing consists of two broad components: the current budget deficit and net investment. The current budget deficit can be considered as borrowing to fund day-to-day public sector activities. This makes up £10.0 billion of the £17.8 billion total borrowing in December 2024. This means that the public sector spent £10.0 billion more on the provision of day-to-day public services than it received in taxes and other current receipts. This was the highest December current budget deficit for two years and was £7.3 billion more than in December 2023. The public sector's net (capital) investment was £7.8 billion in December 2024, £2.9 billion more than in December 2023.

Public sector net debt excluding public sector banks (PSND ex) was £2,619.8 billion at the end of December 2024, or around 90.1% of gross domestic product (GDP).

Bank of England forecasts

On 7 November, the Bank of England took the decision to reduce the Bank Rate by 0.25% to 4.75%. The vote was 8-1 in favour of the cut but the language used by the Monetary Policy Committee emphasised "gradual" reductions would be the way ahead with an emphasis on the inflation and employment data releases, as well as geo-political events.

Following the 30 October Budget, it is anticipated by both The Office for Budgetary Responsibility and the Bank of England that the policy announcements will be inflationary, at least in the near-term. The anticipated major investment in the public sector, according to the Bank, is expected to lift UK real GDP to 1.7% in 2025 before growth moderates in 2026 and 2027. The debate around whether the Government's policies lead to a material uptick in growth primarily focus on the logistics of fast-tracking planning permissions, identifying sufficient skilled labour to undertake a resurgence in building, and an increase in the employee participation rate within the economy. There are inherent risks to this. The worst-case scenario would see systemic blockages of planning permissions and the inability to identify and resource the additional workforce required to deliver large-scale IT, housing and infrastructure projects. This would lead to upside risks to inflation, an increased prospect of further Government borrowing & tax rises, and a tepid GDP performance.

Despite these risks, it is anticipated that monetary policy is sufficiently tight at present to cater for some further moderate loosening, the extent of which, however, will continue to be data dependent. It is therefore predicted that the next reduction in Bank Rate will be made in February and for a pattern to evolve whereby rate cuts

are made quarterly and in keeping with the release of the Bank's Quarterly Monetary Policy Reports (February, May, August and November).

Link Group Interest Rate View	11.11.24												
	Dec-24	Mar-25	Jun-25	Sep-25	Dec-25	Mar-26	Jun-26	Sep-26	Dec-26	Mar-27	Jun-27	Sep-27	Dec-27
BANK RATE	4.75	4.50	4.25	4.00	4.00	3.75	3.75	3.75	3.50	3.50	3.50	3.50	3.50
3 month ave earnings	4.70	4.50	4.30	4.00	4.00	4.00	3.80	3.80	3.80	3.50	3.50	3.50	3.50
6 month ave earnings	4.70	4.40	4.20	3.90	3.90	3.90	3.80	3.80	3.80	3.50	3.50	3.50	3.50
12 month ave earnings	4.70	4.40	4.20	3.90	3.90	3.90	3.80	3.80	3.80	3.50	3.50	3.50	3.50
5 yr PWLB	5.00	4.90	4.80	4.60	4.50	4.50	4.40	4.30	4.20	4.10	4.00	4.00	3.90
10 yr PWLB	5.30	5.10	5.00	4.80	4.80	4.70	4.50	4.50	4.40	4.30	4.20	4.20	4.10
25 yr PWLB	5.60	5.50	5.40	5.30	5.20	5.10	5.00	4.90	4.80	4.70	4.60	4.50	4.50
50 yr PWLB	5.40	5.30	5.20	5.10	5.00	4.90	4.80	4.70	4.60	4.50	4.40	4.30	4.30

3. Annual Investment Strategy



Annual Investment Strategy

The Council's investment policy has regard to the DLUHC Guidance on Local Government Investments and the CIPFA Treasury Management Code of Practice which requires the Council to formulate a strategy each year regarding the investment of its revenue funds and capital receipts. Authorities are required to take the guidance into account under the terms of section 12 of the Local Government Act 2003.

In accordance with the guidance from DLUHC and CIPFA, and in order to minimise the risk to investments, the Council applies minimum acceptable credit criteria in order to generate a list of highly creditworthy counterparties which also enables diversification and thus avoidance of concentration risk. The key ratings used to monitor counterparties are the Short Term and Long Term ratings.

Ratings will not be the sole determinant of the quality of an institution; it is important to continually assess and monitor the financial sector on both a micro and macro basis and in relation to the economic and political environments in which institutions operate. The assessment will also take account of information that reflects the opinion of the markets. To this end the Council will engage with its advisors to maintain a monitor on market pricing such as credit default swaps and overlay that information on top of the credit ratings.

The income and expenditure flow of the Council is such that funds are temporarily available for investment. Under the Annual Investment Strategy the Council may use, for the prudent management of its treasury balances, any of the investments highlighted under the headings of Specified Investments and Non-Specified Investments as detailed in the final section of this strategy.

Creditworthiness Policy

The Council uses the creditworthiness service provided by its treasury advisor, Link Asset Services. This service employs a sophisticated modelling approach utilising credit ratings from the three main credit rating agencies Fitch, Moody's and Standard and Poor's. In addition, in line with the Treasury Management Code of Practice, it does not rely solely on the current credit ratings of counterparties but also uses the following overlays:-

- Credit watches and credit outlooks from credit rating agencies.
- Credit Default Swap (CDS) spreads to give an early warning of likely changes in credit ratings.
- Sovereign ratings to select counterparties from only the most creditworthy countries.

This modelling approach combines credit ratings, credit watches and credit outlooks in a weighted scoring system which is then combined with an overlay of CDS spreads for which the end product is a series of colour coded bands which indicate the relative creditworthiness of counterparties. These colour Medium Term Financial Strategy Summary codes are used by the Council to determine the duration of investments and are therefore referred to as durational bands. The Council is

satisfied that this service gives the required level of security for its investments. It is also a service which the Council would not be able to replicate using in house resources.

The selection of counterparties with a high level of creditworthiness will be achieved by a selection of institutions down to a minimum durational band with Link's weekly credit list of worldwide potential counterparties.

The Link Asset Services creditworthiness service uses ratings from all three agencies and uses a wider array of information than just primary credit ratings to determine creditworthy counterparties. By using this approach and applying it to a risk weighted scoring system, it does not give undue over reliance to just one agency's ratings.

Monitoring of Credit Ratings

All credit ratings will continue to be monitored continuously and formally updated monthly if any changes are required. The Council is alerted to interim changes in ratings from all three agencies by Link Asset Services.

If a counterparty's or investment scheme's rating is downgraded with the result that it no longer meets the Council's minimum criteria, the further use of that counterparty will be withdrawn immediately. If a counterparty is upgraded so that it fulfils the Councils criteria, its inclusion will be considered for approval by the S151 Officer.

In addition to credit ratings the Council will be advised of information in movements in CDS against the iTraxx European Senior Financials benchmark and other market data on a daily basis via the Passport website. Extreme market movements may result in the downgrade of an institution or the removal from the Council's lending list.

Sole reliance will not be placed on the use of this external service. In addition the Council will monitor the financial press and also use other market data and information e.g. information on external support for banks.

UK banks – ring fencing

The largest UK banks, (those with more than £25bn of retail / Small and Medium-sized Enterprise (SME) deposits), are required, by UK law, to separate core retail banking services from their investment and international banking activities from the 1st January 2019. This is known as "ring-fencing". Whilst smaller banks with less than £25bn in deposits are exempt, they can choose to opt up. Several banks are very close to the threshold already and so may come into scope in the future regardless.

Ring-fencing is a regulatory initiative created in response to the global financial crisis. It mandates the separation of retail and SME deposits from investment banking, in order to improve the resilience and resolvability of banks by changing their structure. In general, simpler, activities offered from within a ring-fenced bank, (RFB), will be focused on lower risk, day-to-day core transactions, whilst more

complex and “riskier” activities are required to be housed in a separate entity, a non-ring-fenced bank, (NRFB). This is intended to ensure that an entity’s core activities are not adversely affected by the acts or omissions of other members of its group.

While the structure of the banks included within this process may have changed, the fundamentals of credit assessment have not. The Council will continue to assess the new-formed entities in the same way that it does others and those with sufficiently high ratings, (and any other metrics considered), will be considered for investment purposes.

Country Limits

The Council will only use approved counterparties from the UK and from other countries with a minimum sovereign credit rating of AA- from Fitch Ratings (or equivalent from other agencies). It is recommended that UK institutions continue to be used unless the sovereign credit rating falls below A. Following the problems with Icelandic Banks lending is currently restricted to the UK which currently has a sovereign credit rating of AA and Sweden which has the highest possible sovereign rating of AAA. The S151 Officer has delegated authority to revert back to placing investments in countries with a minimum sovereign credit rating of AA- in line with Link’s revised creditworthiness policy if required.

Security of Capital

The Council’s current policy is to not place investments with any Foreign banks. The only exception to this is a call account set up with the Swedish bank, Handelsbanken, but this is a highly rated institution and the sovereign rating of Sweden is AAA. Funds are also repayable immediately if required.

Following approval of the S151 Officer, lending to AAA rated Money Market Funds has also been recommenced. Lending to other Foreign banks which comply with Link’s creditworthiness policy may be considered again but only with the express approval of the S151 Officer.

In addition, in order not to solely rely on an institution’s credit ratings there have also been a number of other developments which require separate consideration, set out below.

Part Nationalised banks in the UK effectively take on the creditworthiness of the Government itself i.e. deposits made with them are effectively being made to the Government. This is because the Government owns significant stakes in the banks and this ownership is set to continue. Link are still supportive of the Council using these institutions with a maximum 12 month duration. For this reason Royal Bank of Scotland (RBS) and National Westminster Bank which are part of the RBS Group are included on the approved counterparty list.

Local Authorities are not credit rated but where the investment is a straightforward cash loan, statute suggests that the credit risk attached to local authorities is an acceptable one (Local Government Act 2003 s13). Local Authorities are therefore included on the approved list.

The total permitted investment in any one organisation at any one time varies with the strength of the individual credit rating. For the highest rated and Part Nationalised Institutions the maximum amount is currently limited to £20m. Any changes to the maximum limit must be approved by the S151 Officer.

DLUHC Investment Guidance

Guidance from the DLUHC requires Councils to give priority to the security and portfolio liquidity of investments over yield whilst still aiming to provide good returns. This is in line with the Council's current practice and it is recommended that the policy should be reaffirmed.

The guidance also requires Councils to categorise their investments as either “specified” or “non-specified” investments.

Specified Investments

Specified investments are deemed as “safer” investments and must meet certain conditions, i.e. they must:-

- be denominated in sterling
- have less than 12 months duration
- not constitute the acquisition of share or loan capital
- either: be invested in the UK government or a local authority or a body or investment scheme with a “high” credit quality.

The Council is required to specify its creditworthiness policy and how frequently credit ratings should be monitored. It must also specify the minimum level of such investments.

Of the investments currently authorised by the Council, deposits in the Debt Management Office Account and with other Local Authorities automatically qualify as specified investments as they are of less than 12 months duration and are denominated in sterling.

The classification of the other investments is dependent on the counterparty having high credit quality in line with Link’s creditworthiness policy. The Council is alerted to any changes in an institutions credit rating by Link Asset Services.

Non Specified Investments

These are any investments which do not meet the specified investment criteria outlined above. The Council is required to look at non-specified investments in more detail. It must set out:

- procedures for determining which categories of non-specified investments should be used
- the categories deemed to be prudent
- the maximum amount to be held in each category

The Strategy must also set out procedures for determining the maximum period for committing funds.

It is recommended that the following procedure be adopted for determining which categories of non-specified investments should be used:

- the Cabinet/Council should approve categories on an annual basis
- advice should be provided by the S151 Officer
- priority should be given to security and portfolio liquidity ahead of yield

It is recommended that for specified investments the range of maximum limits is set between £5m and £20m for the internal treasury team. For non specified investments it is recommended that the limit for the internal treasury team should be restricted to £70m of the total investment portfolio. Any changes to the maximum limits must be approved by the S151 Officer.

Temporary Investment Strategy

The market is continually monitored for opportunities to lock in to higher, longer term rates in order to bring some stability to the returns going forward and add value. However, based on the interest rate assumptions outlined above, we do not expect to lock into longer term deals unless exceptionally attractive rates are available which make longer term deals worthwhile.

For the cash flow generated balances, we will seek to utilise instant access accounts, Money Market Funds and short dated deposits (1-3 months) in order to benefit from the compounding of interest. The present strategy is to diversify investments so as to spread risk over a range of investment types and periods and provide the opportunity to enhance returns. All investments will continue to be made in accordance with the Local Government Act 2003, and with those institutions on the authorised lending list. The credit status of institutions on the approved list is monitored continuously.

Policy on the use of external service providers

The Council currently uses Link Asset Services, as its external treasury management advisers. The Council recognises that the responsibility for treasury management decisions remains with the Council at all times and will ensure that undue reliance is not placed upon our external service providers. The Council also recognises that there is value in employing external providers of treasury management services in order to acquire access to specialist skills and resources. The Council will ensure that the terms of their appointment and the methods by which their value will be assessed are properly agreed and documented and subjected to review.

Scheme of Delegation

Full Council

- Approval of Treasury Strategy.
- Receiving and reviewing reports on treasury management policies, practices and activities including the Annual Treasury Report and Mid-Year Strategy Report.
- Budget consideration and approval

Cabinet

- Receiving & reviewing Treasury Strategy, Mid-Year Strategy Report, Annual Treasury Report and Quarterly Treasury Management Update Reports

Audit Committee

- Reviewing the treasury management policy and procedures and making recommendations to the responsible body.
- Receiving & reviewing Treasury Strategy, Mid Year Report, Annual Treasury Report.

Role of the Section 151 Officer

The role of the S151 Officer in relation to treasury management is as follows:-

- Recommending clauses, treasury management policy/practices for approval, reviewing the same regularly and monitoring compliance.
- Approval of segregation of responsibilities.
- Approval of the Treasury Policy Statement and Treasury Management Practices.
- Submitting regular treasury management policy reports.
- Submitting budgets and budget variations.
- Receiving and reviewing management information reports.
- Reviewing the performance of the treasury management function.
- Ensuring the adequacy of treasury management resources and skills and the effective division of responsibilities within the treasury management function. Medium Term Financial Strategy Summary
- Ensuring the adequacy of internal audit and liaising with external audit.
- Recommending the appointment of external service providers.

The above list of specific responsibilities of the s151 Officer in the 2021 Treasury Management Code has not changed. However, implicit in the changes in both Codes, is a major extension of the functions of this role, especially in respect of non-financial investments:-

- preparation of a capital strategy to include capital expenditure, capital financing, non-financial investments and treasury management, with a long term timeframe.
- ensuring that the capital strategy is prudent, sustainable, affordable and prudent in the long term and provides value for money
- ensuring that due diligence has been carried out on all treasury and non-financial investments and is in accordance with the risk appetite of the authority
- ensure that the authority has appropriate legal powers to undertake expenditure on non-financial assets and their financing
- ensuring the proportionality of all investments so that the authority does not undertake a level of investing which exposes the authority to an excessive level of risk compared to its financial resources
- ensuring that an adequate governance process is in place for the approval, monitoring and ongoing risk management of all non-financial investments and long term liabilities

- provision to members of a schedule of all non-treasury investments including material investments in subsidiaries, joint ventures, loans and financial guarantees
- ensuring that members are adequately informed and understand the risk exposures taken on by an authority
- ensuring that the authority has adequate expertise, either in house or externally provided, to carry out the above
- creation of Treasury Management Practices which specifically deal with how non treasury investments will be carried out and managed, to include the following: -
    - Risk management (TMP1 and schedules), including investment and risk management criteria for any material non-treasury investment portfolios;
    - Performance measurement and management (TMP2 and schedules), including methodology and criteria for assessing the performance and success of non-treasury investments;
    - Decision making, governance and organisation (TMP5 and schedules), including a statement of the governance requirements for decision making in relation to non-treasury investments; and arrangements to ensure that appropriate professional due diligence is carried out to support decision making;
    - Reporting and management information (TMP6 and schedules), including where and how often monitoring reports are taken;
    - Training and qualifications (TMP10 and schedules), including how the relevant knowledge and skills in relation to non-treasury investments will be arranged.

Pension Fund Cash

The Council complies with the requirements of the Local Government Pension Scheme (Management and Investment of Funds) Regulations 2009 and does not pool pension fund cash with its own balances for investment purposes.

4. Prudential and Treasury Indicators



Specified and Locally Adopted Prudential Indicators

The Prudential Code and CIPFA Code of Practice on Treasury Management require the Council to set a number of Prudential and Treasury Indicators. In addition to the specified indicators, we have set further internal indicators for Treasury Management, regarding lower limits on interest rate exposure for both borrowing and investments.

These are summarised below, and details are set out in the following paragraphs.

Capital Prudential Indicators:

1. Capital Expenditure and Financing
2. Borrowing Need
3. Liability Benchmark

Treasury Indicators:

4. External debt – Operational Boundary
5. External debt – Authorised Limit
6. External debt - estimated and actual debt
7. External debt - Interest rate exposure; Borrowing (fixed rate and variable rate debt)
8. External investment - Interest rate exposure; investments (fixed rate and variable rate investments)
9. External debt – maturity structure (profile of when debts become due in coming years)
10. External debt – maturity limits
11. Maturity limits – investments

It should be noted that these indicators should not be used for comparison with indicators from other local authorities as Treasury Management policies and practices vary with local circumstances.

Prudential Indicator 1 – Capital Expenditure and Financing
The estimated capital expenditure has been split between Non HRA and HRA and represents commitments to complete ongoing schemes, the estimated expenditure for 2024/25, 2025/26 and 2026/27. This indicator also includes details on the financing of capital expenditure.

Capital Expenditure	2023/24 Actual £m	2024/25 Estimate £m	2025/26 Estimate £m	2026/27 Estimate £m	2027/28 Estimate £m
Non HRA Capital expenditure	77.3	91.9	120.5	52.0	37.3
HRA Capital expenditure	15.1	18.8	18.2	20.6	7.0
Total Capital expenditure	**92.3**	**110.7**	**138.8**	**72.7**	**44.3**
Financing of capital expenditure	**2023/24 Actual £m**	**2024/25 Estimate £m**	**2025/26 Estimate £m**	**2026/27 Estimate £m**	**2027/28 Estimate £m**
Capital receipts	2.1	(0.2)	(12.7)	(8.6)	(1.0)
Capital grants	(53.7)	(61.3)	(84.1)	(37.2)	(29.9)
Other Contributions	(5.2)	(16.5)	(9.2)	(1.4)	(1.4)
Major Repairs Allowance	(6.5)	(9.5)	(5.6)	(5.0)	(5.0)
Revenue	(3.3)	(0.6)	(0.9)	(0.3)	(0.0)
Net Financing need for the year	**25.8**	**22.6**	**26.3**	**20.1**	**7.0**

Prudential Indicator 2 – Borrowing Need

The capital financing requirement (CFR) is the maximum we would expect to borrow based on the total historic outstanding capital expenditure which has not been paid for from either revenue or capital resources. Therefore it is essentially a measure of the Authority's underlying borrowing need. The CFR does not increase indefinitely as the minimum revenue provision (MRP) is a statutory annual revenue charge which broadly reduces the indebtedness in line with each asset's life, and so charges the economic consumption of capital assets as they are used.

Compliance with the indicator will mean that this limit has not been breached. Gross borrowing includes debt administered on behalf of Telford and Wrekin Council, Magistrates Courts and Probation Service. It also includes the debt transferred from Oswestry Borough Council and North Shropshire District Council on the 1st April 2009. In accordance with the Code the HRA Capital Financing requirement has been calculated separately and has been updated due to the HRA reform which took place on the 28 March 2012.

Gross borrowing less than CFR	2023/24 Actual £m	2024/25 Estimate £m	2025/26 Estimate £m	2026/27 Estimate £m	2027/28 Estimate £m
Capital Financing Requirement:					
Non HRA Capital Financing Requirement	453	455	462	455	446
HRA Capital Financing Requirement	97	111	123	147	157
Total CFR	**550**	**566**	**585**	**602**	**603**
Movement in CFR	**33**	**16**	**19**	**17**	**1**
Movement in CFR represented by					
Net financing need for the year (above)	23	37	24	30	15
Less MRP/VRP and other financing movements	10	(21)	(5)	(13)	(14)
Movement in CFR	**33**	**16**	**19**	**17**	**1**

Gross borrowing less than CFR	2023/24 Actual £m	2024/25 Estimate £m	2025/26 Estimate £m	2026/27 Estimate £m	2027/28 Estimate £m
Gross Borrowing (including HRA)	311	394	527	560	583
Investments	36	75	75	75	75
Net Borrowing	**275**	**319**	**452**	**485**	**508**

Prudential Indicator 3 – Liability Benchmark
This identifies the net borrowing requirement of a local authority plus a liquidity allowance. There are four components to the Liability benchmark:

Existing loan debt outstanding: the Authority's existing loans that are still outstanding in future years.

Loans CFR: this is calculated in accordance with the loans CFR definition in the Prudential Code and projected into the future based on approved prudential borrowing and planned MRP.

Net loans requirement: this will show the Authority's gross loan debt less treasury management investments at the last financial year-end, projected into the future and based on its approved prudential borrowing, planned MRP and any other major cash flows forecast.

Liability benchmark (or gross loans requirement): this equals net loans requirement plus short-term liquidity allowance.

Calculation of the Liability Benchmark is a complex calculation and has been undertaken by officers with assistance from the Council's Treasury Advisors, LINK to produce the information using a complex model.

Prudential Indicator 4 – External Debt – Operational Boundary
This is the maximum borrowing limit set for Shropshire Council and includes the HRA borrowing. This indicator shows the maximum permitted amount of outstanding debt for all purposes. It includes three components:
1. The maximum amount for capital purposes;
2. The maximum amount for short term borrowing to meet possible temporary revenue shortfalls;
3. The maximum permitted for items other than long term borrowing i.e. PFI & leasing.

Operational Boundary	2025/26 Estimate £m	2026/27 Estimate £m	2027/28 Estimate £m
Debt	569	594	635
Other long term liabilities	91	87	82
Total	**660**	**681**	**717**

Prudential Indicator 5 – External Debt – Authorised Limit

This is a key prudential indicator and represents a control on the maximum level of borrowing. This represents a legal limit beyond which external debt is prohibited, and this limit needs to be set or revised by the Full Council. It reflects the level of external debt which, while not desired, could be afforded in the short-term, but is not sustainable in the longer-term.

- This is the statutory limit determined under section 3 (1) of the Local Government Act 2003. The Government retains an option to control either the total of all local authority plans, or those of a specific authority, although this power has not yet been exercised.
- The Authority is asked to approve the following Authorised Limit:

Authorised Limit	2025/26 Estimate £m	2026/27 Estimate £m	2027/28 Estimate £m
Debt	657	696	699
Other long term liabilities	91	87	82
Total	**748**	**783**	**781**

Prudential Indicator 6 – Interest Rate Exposure – Borrowing Limits

The Prudential Code requires the Council to set interest rate exposure limits for borrowing and investments.

Interest Rate Exposure	2025/26	2026/27	2027/28
	£m	**£m**	**£m**
Upper Limit for Fixed Interest Rate Exposure	748	783	781
Upper Limit for Variable Interest Rate Exposure	374	392	391
Lower Limit for Fixed Interest Rate Exposure	374	392	391
Lower Limit on Variable Interest Rate Exposure	0	0	0

These indicators seek to control the amount of debt exposed to fixed and variable interest rates. Variable rate debt carries the risk of unexpected increases in interest rates and consequently increases in cost. The upper limit for variable rate exposure has been set following advice from Link, however, this limit is unlikely to be reached due to authority's objective to have no more than 25% of outstanding debt at variable interest rates.

Calculation of indicators is set out below

- Upper limit for fixed rate exposure; A maximum of 100% of the Authorised Limit (£687m in 2025/26) exposed to fixed rates is consistent with the Authority's objective to have a long term stable debt portfolio.
- Upper limit for variable rate exposure; For efficient management of the debt portfolio it is considered prudent by Link to permit up to 50%

(£344m in 2025/26) of the Authorised Limit to be borrowed at variable interest rates.

- Lower limit for fixed rate exposure; Upper limit for fixed rate exposure less the maximum permitted borrowing at variable interest rates
- Lower limit for variable rate exposure; Calculation: To be consistent with the Authority's objective to have a long term stable portfolio all of the debt portfolio could be at a fixed rate therefore the lower limit for variable rate exposure should be nil.

Prudential Indicator 7 – Interest Rate Exposure – Investment Limits

Interest Rate Exposure	2025/26	2026/27	2027/28
Investment Limits	**£m**	**£m**	**£m**
Upper Limit for Fixed Interest Rate Exposure	250	250	250
Upper Limit for Variable Interest Rate Exposure	250	250	250
Lower Limit for Fixed Interest Rate Exposure	0	0	0
Lower Limit on Variable Interest Rate Exposure	0	0	0

These indicators seek to control the amount of investments exposed to fixed and variable interest rates. Variable rate investments are subject to changes in interest rates, but have a higher degree of liquidity and action can be taken at short notice in response to interest rate changes.

- Upper limit for fixed rate exposure: Maximum amount of fixed rate investments in order to maintain a stable investment portfolio.
- Upper limit for variable rate exposure: For the purposes of efficient portfolio management in response to interest rate conditions a maximum potential exposure to variable rates of £250m in 2025/26 is recommended.
- Lower limit for fixed rate exposure: A lower limit of zero is locally set so as to enable full advantage to be taken of market conditions.
- Lower limit for variable rate exposure: A lower limit of zero is locally set so as to enable full advantage to be taken of market conditions.

Prudential Indicator 8 – Upper and lower limits for the maturity structure of debts (borrowings)

Limits for the maturity structure of debts (borrowing)	Upper Limit	Lower Limit
Maturity Structure of Fixed/Variable Rate Borrowing During 2025/26 *	**%**	**%**
Under 12 months	25	0
12 months & within 24 months	25	0
24 months & within 5 years	50	0
5 years & within 10 years	75	0
10 years & within 20 years	100	0

Limits for the maturity structure of debts (borrowing)	Upper Limit	Lower Limit
20 years & within 30 years	100	0
30 years & within 40 years	100	0
40 years & within 50 years	100	0
50 years and above	100	0

* Internal limit is to have no more than 25% of total outstanding debt maturing in any one financial year. This is to ensure that the risk of having to replace maturing debt at times of high interest rates is controlled. This has increased from 15% in previous years, given that interest rates are projected to reduce, more borrowing is being held short term so that the Council can refinance the borrowing to take advantage of lower interest rates should these arise.

Prudential Indicator 9 – Maturity Limits - Investments

The Council is required to set maximum levels for investments over 365 days for both the internal treasury team and an external fund manager if appointed.

Maturity Limits > 365 days	2025/26	2026/27	2027/28
Investment Limits	**£m**	**£m**	**£m**
Upper Limit for Total Principal Sums Invested for over 365 days:			
Externally Managed (if appointed)	50	50	50
Internally Managed	70	70	70

5. Minimum Revenue Provision (MRP) Statement



The Council's Annual Minimum Revenue Provision Statement

5.1 Statutory Requirements

The Council is required by statute to set aside a minimum revenue provision (MRP) to repay external debt. The calculation of the minimum revenue provision (MRP) is as per the Local Authority (Capital Finance and Accounting) (England) (Amendment) Regulations 2008 [SI 2008/414]. In regulation 28, detailed rules were replaced with a simple duty for an authority to make an amount of MRP which it considers to be "prudent".

The broad aim of a prudent provision is to ensure that debt is repaid over a period that is either reasonably commensurate with that over which the capital expenditure provides benefits, or, in the case of borrowing supported by Government Revenue Support Grant, reasonably commensurate with the period implicit in the determination of that grant. The guidance includes four options (and there are two alternatives under Option three) for the calculation of a prudent provision.

There is no requirement to charge MRP where the Capital Financing Requirement (CFR) is nil or negative at the end of the preceding financial years. There is also no requirement to charge MRP on the Housing Revenue Account share of the CFR.

The legislation recommends that before the start of each financial year the Council prepares a statement of its policy on making MRP in respect of that financial year and submits it to the Full Council for approval.

The Department for Levelling Up, Housing & Communities (DLUHC) issued "Consultation on changes to the capital framework: Minimum Revenue Provision" on 30th November 2021. The consultation paper primarily covered the concerns that the government has in respect of compliance with the duty to make a prudent revenue provision, which in their view, results in an underpayment of Minimum Revenue Provision (MRP). The consultation document states that the DLUHC are not intending to change the statutory MRP guidance, but to clearly set out in legislation the practices that authorities should already be following.

The government is proposing additional text to be added to the 2003 Regulations to make explicit that:

1. Capital receipts may not be used in place of the revenue charge. The intent is to prevent authorities avoiding, in whole or part, a prudent charge to revenue. It is not the intention to prevent authorities using capital receipts to reduce their overall debt position, which may have the effect of reducing the MRP made with respect to the remaining debt balance.
2. Prudent MRP must be determined with respect to the authority's total capital financing requirement. The intent is to stop the intentional exclusion of debt from the MRP determination because it relates to an investment asset or capital loan. Authorities should still be able to charge MRP over the period in which their capital expenditure provides benefits and begin charging MRP in the year following capital expenditure, in accordance with proper accounting practices set out in the government's statutory guidance on Minimum Revenue Provision.

The consultation identified two main issues:

- Some authorities use capital receipts in lieu of all or part of the revenue charge (MRP).
- Some authorities exclude investment assets from the MRP determination.

The government's view is that both practices are not permitted under the Framework.

The government has confirmed that it will proceed with the changes to the 2003 Regulations and guidance to strengthen the MRP duty and prevent those practices that lead to underpayment. The changes will come into force from 1 April 2025, except the requirements with respect to charging MRP with respect to expected credit losses and impairments will apply to all new capital loans issued by local authorities from 7 May 2024, that being the date the relevant regulations come into effect.

5.2 Policy for Calculation of Prudent Provision

The options for the calculation of a Prudent Provision are detailed in appendix 3(a) to this report. Authorities must always have regard for the guidance and the decision on what is prudent is for the authority to conclude, taking into account detailed local circumstances, including specific project timetables and revenue-earning profiles.

Following a review of the MRP policy from 2018/19 the prudent provision for Supported Borrowing has been calculated based on the expected useful life of the asset on an annuity calculation basis.

Option 3a - Asset life method (Unsupported Borrowing) - equal instalment method will continue to be used for unsupported borrowing agreed prior to 2018/19 and specific treatment for PFI Assets and assets held under Finance Leases and long-term capital loans. For any approved unsupported borrowing from 2018/19 the prudent provision will be calculated on an annuity basis linked to the expected useful life of the asset for consistency with the Supported Borrowing calculation, Option 3b.

5.3 Supported Borrowing

From 2016/17 the approach for calculating the MRP was on a straight line (equal instalments) calculation basis on the remaining asset life of the assets linked to the borrowing. An analysis of the average remaining asset life of the assets financed from previous supported borrowing, determined the average remaining life to be around 45 years and this was used as the basis of calculation.

From 2018/19 Council approved to adopt the annuity calculation method for supported borrowing whilst retaining the link to the average remaining useful life of the assets it was used to finance. The annuity calculation method results in lower MRP payments in the early years, but higher payments in later years. This method has the advantage of linking MRP to the flow of benefits from an asset where these are expected to increase in later years.

CIPFA puts forward the following reasons for using the annuity method in CIPFA's "The Practitioner's Guide to Capital Finance in Local Government" (2008) which states:

- The annuity method provides a fairer charge than equal instalments as it takes account of the time value of money, whereby paying £100 in 10 year's time, is less of a burden than paying £100 now.
- The schedule of charges produced by the annuity method results in a consistent charge over an asset's life, taking into account the real value of the amounts when they fall due.
- The annuity method is a prudent basis for providing for assets that provide a steady flow of benefits over their useful life.

For 2018/19 and onwards the Council has adopted the annuity-based calculation on a 45- year basis.

5.4 Unsupported Borrowing - Asset Life Method

For new borrowing under the Prudential system for which no Government support is being given and is therefore self-financed (unsupported borrowing) the MRP has been calculated in accordance with Option 3 Asset Life Method. Option 3 is to make provision over the estimated life of the asset for which the borrowing is undertaken.

Freehold land cannot properly have a life attributed to it, so for the purposes of Option 3 it should be treated as equal to a maximum of 50 years. But if there is a structure on the land which the authority considers to have a life longer than 50 years, that same life estimate may be used for the land.

To the extent that expenditure is not on the creation of an asset and is of a type that is subject to estimated life periods that are referred to in the guidance, these periods will generally be adopted by the Council. However, the Council reserves the right to determine useful life periods and prudent MRP in exceptional circumstances where the recommendations of the guidance would not be appropriate. For energy efficiency schemes the payback period of scheme is used as the basis for calculating the period over which MRP is calculated.

This method is a straightforward calculation of MRP for unsupported borrowing which calculates MRP based on asset life.

Provision for debt under Option 3 will normally commence in the financial year following the one in which the expenditure is incurred. But the guidance highlights an important exception to the rule. In the case of a new asset, MRP would not have to be charged until the asset came into service and would begin in the financial year following the one in which the asset became operational. This "MRP holiday" would be perhaps two or three years in the case of major projects, or possibly longer for some complex infrastructure schemes, and could make them more affordable.

Prior to 2018/19 the Council adopted the Option 3a Straight Line calculation for unsupported borrowing. From 2018/19 Council approved to adopt the Option 3b annuity calculation method for new unsupported borrowing whilst retaining the link to

the average remaining useful life of the assets it was used to finance. The annuity calculation method results in lower MRP payments in the early years, but higher payments in later years. This method has the advantage of linking MRP to the flow of benefits from an asset where these are expected to increase in later years.

The authority can still make voluntary extra provision for MRP in any year.

5.5 Adjustment A

This is an accounting adjustment to the MRP calculation that ensures consistency with previous capital regulations. Once calculated, the amount remains constant within the MRP calculations.

Between 2016/17 and 2017/18 the adjustment A was not included in the MRP calculation but continues to be a legitimate part of the calculation under the 2003 Regulations (Regulation 28) and can therefore continue to be used to reduce the supported borrowing CFR for MRP purposes. It has been considered to be prudent to include the Adjustment A value from 2018/19 onwards to calculate the CFR value. For Shropshire the fixed Adjustment A calculation is £4,446,483.75.

5.6 PFI Assets and Assets Held Under Finance Leases

For assets under on-balance sheet PFI contracts, the annual principal payment amount in the PFI is used as the MRP payment amount, with no additional charges above those within the contract.

The adoption of International Financial Reporting Standard 16 has introduced a single lessee accounting model and requires a lessee to recognise assets and liabilities for all leases with a term of more than 12 months unless the underlying asset is low value.

The MRP charge in respect of assets acquired under leases where a right-of-use asset is on the balance sheet is set at the amount by which the lease liability has been written down by payments in the year.

5.7 Long Term Capital Loans

The Council has made available a small number or capital loans to Housing Associations and Village Halls, financed from the Councils balances. The annual repayments of principal amounts are treated as capital receipts and set aside in the Capital Adjustment Account in place of a revenue MRP charge.

5.8 Housing Revenue Account MRP

As at 31/03/24 the HRA CFR is £96.75m, this includes the £83.35m transferred to the Council as part of housing self-financing. In managing the HRA debt and considering the HRA business plan there is no mandatory requirement to make provision in the HRA for annual MRP payments. However, the Council will make annual voluntary provision for debt repayment in the HRA based on affordable levels in the HRA against the need for investment and delivering services in the HRA. The

annual level of provision will be determined annually as part of the closure of the HRA.

5.9 2025/26 Annual MRP Statement

Section 5.11 provides the MRP statement for the 2025/26 financial year.

5.10 Capital Receipts Set Aside

The current regulations, Local Authority (Capital Finance and Accounting) (England) (Amendment) Regulations 2008 [SI 2008/414] state that the minimum revenue provision is calculated using the previous year's closing Capital Financing Requirement for supported borrowing.

In 2009/10 Shropshire Council got DCLG approval to allow the new council to voluntarily set aside capital receipts as at 1st April 2009 to reduce the CFR and consequently reduce the MRP charge for 2009/10. This approach was discussed with our Treasury Advisors and External Auditors and was approved by Members in a report to Council in December 2009.

As the extent of new borrowing is not subject to any limitation the sum of capital receipts set aside are still available to support capital expenditure in future years. This will increase the CFR to its previous level and the MRP charge in future years will increase, but not beyond the level had the saving not been generated in 2009/10. Thus, the saving in MRP is therefore temporary, albeit very helpful to the short-term financial position.

As the full level of capital receipts set aside were not required to finance capital expenditure between 2009/10 and 2020/21, a balance was retained as set aside as at the end of each financial year to enable a further MRP saving in the following financial years. In the 2025/26 MRP Statement it has been assumed all the capital receipts retained as set aside as at 31 March 2025 to reduce the CFR will be offset by an increase in the CFR in 2025/26 from capital expenditure incurred in 2025/26. In the event that the level of capital expenditure in 2025/26 to be financed from the capital receipts set aside is below the level of capital receipts set aside, it is proposed to retain the balance in capital receipts as set aside in order to achieve a further MRP saving in 2026/27. This will be reported for approval as part of the Capital Outturn report 2025/26.

5.11 Options for Prudent Provision

Option 1: Regulatory Method (Supported borrowing)

MRP is equal to the amount determined in accordance with the former regulations 28 and 29 of the 2003 Regulations, as if they had not been revoked by the 2008 Regulations. For the purposes of that calculation, the Adjustment A should normally continue to have the value attributed to it by the authority in the financial year 2004-05. However, it would be reasonable for authorities to correct any perceived errors in Adjustment A, if the correction would be in their favour.

Option 2: CFR Method (Supported borrowing)

MRP is equal to 4% of the non-housing CFR at the end of the preceding financial year without any adjustment for Adjustment A, or certain other factors which were brought into account under the previous statutory MRP calculation. Option 3: Asset Life Method (Unsupported borrowing) Where capital expenditure on an asset is financed wholly or partly by borrowing or credit arrangements, MRP is to be determined by reference to the life of the asset. There are two main methods by which this can be achieved, as described below. Under both variations, authorities may in any year make additional voluntary revenue provision, in which case they may make an appropriate reduction in later years' levels of MRP.

(a) Equal Instalment Method
MRP is the amount given by the following formula:

$$\frac{A - B}{C}$$

Where:
A is the amount of the capital expenditure in respect of the asset financed by borrowing or credit arrangements
B is the total provision made before the current financial year in respect of that expenditure
C is the inclusive number of financial years from the current year to that in which the estimated life of the asset expires.

For the purpose of the above formula in the initial year of making the MRP the variable "C" should be given the maximum values set out in the following table:

Expenditure Type	Maximum value of "C" in initial year
Expenditure capitalised by virtue of a direction under s16(2)(b)	"C" equals 20 years
Regulation 25(1)(a) Expenditure on computer programs	"C" equals the value it would have for computer hardware
Regulation 25(1)(b) Loans and grants towards capital expenditure by third parties	"C" equals the estimated life of the assets in relation to which the third-party expenditure is incurred
Regulation 25(1)(c) Repayment of grants and loans for capital expenditure	"C" equals 25 years, or the period of the loan, if longer
Regulation 25(1)(d) Acquisition of share or loan capital	"C" equals 20 years
Regulation 25(1)(e) Expenditure on works to assets not owned by the authority	"C" equals the estimated life of the assets
Regulation 25(1)(ea) Expenditure on assets for use by others	"C" equals the estimated life of the assets
Regulation 25(1)(f) Payment of levy on Large Scale Voluntary Transfers (LSVTs) of dwellings	"C" equals 25 years

(b) Annuity Method
MRP is the principal element for the year of the annuity required to repay over the asset life the amount of capital expenditure financed by borrowing or credit arrangements. The authority should use an appropriate interest rate to calculate the amount. Adjustments to the calculation to take account of repayment by other methods during the repayment period (e.g. by the application of capital receipts) should be made as necessary.

Option 4: Depreciation Method (Unsupported borrowing)
MRP is to be equal to the provision required in accordance with depreciation accounting in respect of the asset on which expenditure has been financed by borrowing or credit arrangements. This should include any amount for impairment chargeable to the Income and Expenditure Account.

For this purpose, standard depreciation accounting procedures should be followed, except in the following respects.

a. MRP should continue to be made annually until the cumulative amount of such provision is equal to the expenditure originally financed by borrowing or credit arrangements. Thereafter the authority may cease to make MRP.
b. On disposal of the asset, the charge should continue in accordance with the depreciation schedule as if the disposal had not taken place. But this does not affect the ability to apply capital receipts or other funding sources at any time to repay all or part of the outstanding debt.
c. Where the percentage of the expenditure on the asset financed by borrowing or credit arrangements is less than 100%, MRP should be equal to the same percentage of the provision required under depreciation accounting.

Appendix 3(b): Minimum Revenue Provision Statement 2025/26

Minimum Revenue Provision Statement 2025/26	£
General Fund	
Closing CFR 2023/24	185,422,042
Proposed use of capital receipts voluntarily set aside to be applied in 2024/25	15,175,259
Adjustment A	-4,446,484
Less transfer of asset from GF to HRA	0
	196,150,817
Less LGR (98) Debt	-23,855
	196,126,962
Less MRP 2024/25	-2,781,033
Add Back LGR (98) Debt	23,855
CFR for Supported Borrowing MRP Calculation	**193,369,784**
Add Back Adjustment A	4,446,484
Closing CFR 31/03/25 - Supported Borrowing (GF)	**197,816,268**
Housing Revenue Account	
Closing CFR 2023/24	96,745,026
Add profiled prudential borrowing 2024/25	14,084,480
Add transfer of asset from GF to HRS	0
Less MRP 2024/25 (non budgeted as per HRA MRP Policy)	0
	110,829,506
Closing CFR 31/03/25 - Supported Borrowing (GF & HRA)	**308,645,774**
Unsupported Borrowing - Asset Life (based on individual assets)	
Unsupported Borrowing brought forward	133,254,436
Add profiled prudential borrowing 2024/25	23,321,617
Less MRP - 2023/24	-3,480,908
Closing CFR 31/03/25 - Unsupported Borrowing	**153,095,145**
Closing CFR (GF & HRA) 31/03/24 - Unsupported Borrowing	**461,740,919**
Additional items included:	
Village Hall Loans	251,608
Housing Association Loans	13,967,981
Cornovii Developments Ltd	33,000,000
Salix Loan	1,408,994
IFRS 16 Leases	4,514,385
	514,883,887
Summary MRP	
MRP 2025/26 on Annuity Basis at 45 year life from 2018/19	2,846,428
LGR (98) Debt MRP	5,976
Prudential Borrowing MRP	3,703,702
IFRS 16 Leases MRP	871,569
Total MRP	**7,427,675**

*Excludes CFR and related MRP costs relating to PFI schemes.

6. Specified Investments



LOCAL GOVERNMENT INVESTMENTS (England)
SPECIFIED INVESTMENTS

All investments listed below must be sterling-denominated.

Investment	Share/ Loan Capital?	Repayable/ Redeemable within 12 months?	Security/ Minimum Credit Criteria	Capital Expenditure?	Circumstance of use	Maximum period
Term deposits with the UK government (e.g. DMO Account) or with local authorities (i.e. local authorities as defined under Section 23 of the 2003 Act) with maturities up to 1 year	No	Yes	High security although most LAs not credit rated.	No	In-house and by external fund manager	1 year
Term deposits with credit-rated deposit takers (banks and building societies), including callable deposits, with maturities up to 1 year	No	Yes	Yes – Minimum colour band green	No	In-house and by external fund manager	1 year
Certificates of Deposit issued by credit-rated deposit takers (banks and building societies) up to 1 year. Custodial arrangement required prior to purchase	No	Yes	Yes – Minimum colour band green	No	In house buy and hold and External fund managers	1 year
Banks nationalised by high credit rated (sovereign rating) countries – non UK	No	Yes	Minimum Sovereign Rating AA	No	In house and external fund managers	1 year
UK Nationalised & Part Nationalised banks	No	Yes	Yes – Minimum colour band green	No	In house and external managers	1 year
Government guarantee (explicit) on all deposits by high credit rated (sovereign rating) countries	No	Yes	Yes – Minimum Sovereign Rating AA- / UK Sovereign Rating	No	In house and external fund managers	1 year
Bonds issued by multilateral development banks (Euro Sterling Bonds as defined in SI 2004 No 534)	No	Yes	AAA	No	In-House on a buy and hold basis after consultation/advice from Link also for use by External fund manager	1 year
Bond issuance issued by a financial institution which is explicitly guaranteed by the UK Government e.g. National Rail Custodial arrangement required prior to purchase	No	Yes	UK sovereign rating	No		
Gilt Funds and Bond Funds (including Ultra-Short Dated Bond Funds)	No	Yes	AAA	No	In House and by external fund managers	1 year

Investment	Share/ Loan Capital?	Repayable/ Redeemable within 12 months?	Security/ Minimum Credit Criteria	Capital Expenditure?	Circumstance of use	Maximum period
Gilts : up to 1 year Custodial arrangement required prior to purchase	No	Yes	Govt-backed UK Sovereign Rating	No	In House on a buy and hold basis and for trading by external fund manager subject to the guidelines and parameters agreed with them	1 year
Money Market Funds (CNAV), Enhanced Money Market Funds (LVNAV & VNAV) & Government Liquidity Funds (including CCLA Fund)	No	Yes	Yes AAA rated & UK sovereign rating. Enhanced MMFs minimum colour Dark Pink/Light Pink & AAA rated	No	In-house and by external fund managers subject to the guidelines and parameters agreed with them	the period of investment may not be determined at the outset but would be subject to cash flow and liquidity requirements. Deposits are repayable at call.
Treasury bills [Government debt security with a maturity less than one year and issued through a competitive bidding process at a discount to par value] Custodial arrangement required prior to purchase	No	Yes	Govt-backed UK Sovereign Rating	No	In House or external fund managers subject to the guidelines and parameters agreed with them	1 year

Monitoring of credit ratings:
All credit ratings will be monitored continuously and formally updated on a monthly basis if required. If a counterparty or investment scheme is downgraded with the result that it no longer meets the Council's minimum credit criteria, the use of that counterparty / investment scheme will be withdrawn.

Any intra-month credit rating downgrade which the Council has identified that affects the Council's pre-set criteria will also be similarly dealt with.

LOCAL GOVERNMENT INVESTMENTS (England)
NON-SPECIFIED INVESTMENTS

All investments listed below must be sterling-denominated (with the exception of the WME US dollar account).

Investment	a) Why use it? b) Associated risks?	Share/ Loan Capital?	Repayable/ Redeemable within 12 months?	Security/ Minimum Credit Criteria	Capital Expenditure?	Circumstance of use	Max % of overall investments	Maximum maturity of investment
Certificates of Deposit with credit rated deposit takers (banks and building societies) with maturities greater than 1 year Custodial arrangement required prior to purchase	(A) tradable more liquid than fixed term deposits (B) (i) 'Market or interest rate risk' : Yield subject to movement during life of CD which could negatively impact on price of the CD. (ii) Although in theory tradable, are relatively illiquid.	No	Yes	UK Sovereign rating	No	In house on a buy and hold basis after consultation/advice from Link & external cash fund manager(s) subject to the guidelines and parameters agreed with them.	50%	Suggested limit: Average duration in the portfolio not to exceed 5 years
Collateralised deposit	Deposits are backed by collateral of AAA rated local authority	No	Yes	UK Sovereign rating	No	In house & External Manager	25%	5 years
UK government gilts with maturities in excess of 1 year Custodial arrangement required prior to purchase	A. (A)((i) Excellent credit quality. (ii)Very Liquid). (iii) If held to maturity, known yield (rate of return) per annum ~ aids forward planning. (iv) If traded, potential for capital gain through appreciation in value (i.e. sold before maturity) (v) No currency risk (B) (i) 'Market or interest rate risk' : Yield subject to movement during life of sovereign bond which could negatively impact on price of the bond i.e. potential for capital loss.	No	Yes	UK Sovereign rating	No	In house on a buy & hold basis following advice from Link and for trading by external cash fund manager subject to the guidelines and parameters agreed with them	50%	Suggested limit : Average duration in the portfolio not to exceed 5 years

Investment	a) Why use it? b) Associated risks?	Share/ Loan Capital?	Repayable/ Redeemable within 12 months?	Security/ Minimum Credit Criteria	Capital Expenditure?	Circumstance of use	Max % of overall investments	Maximum maturity of investment
Term deposits with UK government, other Local Authorities, and credit rated deposit takers (banks and building societies) including callable deposits with maturities greater than 1 year	A)(i) Certainty of rate of return over period invested. (ii) No movement in capital value of deposit despite changes in interest rate environment. (B) (i) Illiquid : as a general rule, cannot be traded or repaid prior to maturity. (ii) Return will be lower if interest rates rise after making the investment. (iii) Credit risk : potential for greater deterioration in credit quality over longer period	No	No	Minimum colour band purple	No	In-House For trading by external cash fund manager subject to the guidelines and parameters agreed with them	£40 million 50%	Suggested limit: 3 years
Sovereign bond issues ex UK Government Gilts: any maturity	A. (i) Excellent credit quality. (ii) Liquid. (iii) If held to maturity, known yield (rate of return) per annum – aids forward planning. (iv) If traded, potential for capital gain through appreciation in value (i.e. sold before maturity) (v) No currency risk B. (i) "Market or interest rate risk" : Yield subject to movement during life of sovereign bond which could negatively impact on price of the bond i.e. potential for capital loss	No	Yes	AAA	No	For trading by external cash fund manager only subject to the guidelines and parameters agreed with them	50%	Suggested limit: 5 years
Bonds issued by multilateral development banks (Euro-Sterling Bonds) or issued by a financial institution guaranteed by UK government Custodial	(A) (i) Excellent credit quality. (ii) Liquid. (iii) If held to maturity, known yield (rate of return) per annum – aids forward planning. (iv) If traded, potential for capital gain through appreciation in value (i.e. sold before maturity) (v) No currency risk	Yes	Yes	AAA	No	In house on a buy and hold basis after consultation/advice from Link. Also for use by external fund managers	50%	5 years

Investment	a) Why use it? b) Associated risks?	Share/ Loan Capital?	Repayable/ Redeemable within 12 months?	Security/ Minimum Credit Criteria	Capital Expenditure?	Circumstance of use	Max % of overall investments	Maximum maturity of investment
arrangement required prior to purchase	(B) (i) "Market or interest rate risk" : Yield subject to movement during life of bond which could negatively impact on price of the bond i.e. potential for capital loss							
Corporate Bonds & Corporate Bond funds (the use of these investments would constitute capital expenditure although this is currently under review)	(A)(i) Excellent credit quality. (ii) Liquid. (iii) If held to maturity, known yield (rate of return) per annum – aids forward planning. (iv) If traded, potential for capital gain through appreciation in value (i.e. sold before maturity) (v) No currency risk (B)(i) "Market or interest rate risk" : Yield subject to movement during life of sovereign bond which could negatively impact on price of the bond i.e. potential for capital loss	Yes	Yes	Minimum Sovereign rating AA	Yes	To be used by external fund managers only	50%	Suggested limit: 5 years
Pooled property funds – including CCLA Local Authorities Property Fund	Enhanced return but increased risk, only to be used following advice from Link	No	Yes	No Minimum Credit rating need to assess underlying assets within fund following advice taken from Link	No	In House Use & External Fund managers following advice from Link	20%	5 years
Floating Rate notes	(A)(i) Rate of return tied to some measure of current interest rates, so when interest rates are expected to go up they offer protection to investors against such rises (ii) In some circumstances may have access	Yes	Yes	Minimum Colour band green	No	In House Use & External Fund managers following advice from Link	10%	3 years

Investment	a) Why use it? b) Associated risks?	Share/ Loan Capital?	Repayable/ Redeemable within 12 months?	Security/ Minimum Credit Criteria	Capital Expenditure?	Circumstance of use	Max % of overall investments	Maximum maturity of investment
	to banks which meet minimum credit criteria but generally don't take small fixed term deposit cash amounts (B)(i) Credit quality : if financial health of issuer deteriorates, investors will demand a greater yield and the price of the bond will fall							
US Dollar Deposits (WME Only)	US dollar account to be utilised as a part of West Mercia Energy prudent management of income and expenditure, ensuring that ongoing US dollar commitments can be hedged, thus extinguishing any adverse risk of exposure to movements in the exchange rate and guaranteeing a known cashflow for West Mercia Energy. The account is only to be used for this purpose and not for the purpose of speculative or trading transactions.	No	Yes	Minimum Colour band green	No	West Mercia Energy only	N/A	3 months

Committee and Date

Cabinet

12th February 2025

Item

Public

Healthy People | Healthy Economy | Healthy Environment | Healthy Organisation

Determination of Admission Arrangements 2026-27

Responsible Officer:		David Shaw
email:	David.shaw@shropshire.gov.uk	Tel: 01743 256479
Cabinet Member (Portfolio Holder):		Kirstie Hurst-Knight

1. Synopsis

1. Following recommendations from the Local Admissions Forum, in accordance with the School Admissions Code 2021 and The School Admissions Regulations 2012, approval is sought from Cabinet to determine admission arrangements 2026-27 for Shropshire Council's community and voluntary controlled schools.

2. Executive Summary

2.1. Shropshire Council is the admission authority for community and voluntary controlled schools in Shropshire. As such, it must determine its admission arrangements for school pupils every year, even if they have not changed from previous years and a consultation has not, therefore, been required. This must be completed by 28 February in the determination year.

2.2. The School Admissions Code 2021 requires consultation on admission arrangements every 7 years if no changes have been proposed in that period. Shropshire Council most recently carried out a consultation in 2023-24 on admission arrangements for 2025-26 and these were determined by Cabinet on 21 February 2024.

2.3. One significant change to in-year admissions and two minor changes to published admission numbers (PANs) are proposed for the arrangements for 2026-27. Consequently, Shropshire Council was required to formally consult again on their admission arrangements in entirety.

2.4. It is a legal requirement for consultation to have taken place between 1 October 2024 and 31 January 2025 for 6 weeks and for the arrangements to then be determined by Cabinet before 28th February 2025. The timetable for consultation and determination of admission arrangements have been met by Shropshire Council.

2.5. The admission arrangements for 2026-2027, considered and approved by the Local Admissions Forum at their meeting on Wednesday 27 November 2024, are therefore recommended to Cabinet for approval.

3. Recommendations

3.1. That Cabinet determine the proposed admission arrangements 2026 - 2027 for Shropshire's community and voluntary controlled schools as set out in Appendix A to this report and further approves the publication of those arrangements in accordance with the School Admissions Code 2021 and to the notification of this to parties specified in the Code.

Report

4. Risk Assessment and Opportunities Appraisal

4.1. If determination of admission arrangements does not take place before 28 February 2025, Shropshire Council would not be compliant with the appropriate legislation as an admission authority.

4.2. These arrangements were subject to public consultation, when all parties and communities, specified in the School Admissions Code, were given the opportunity to consider their impact. Consultation took place between 4 December 2024 and continued for more than 6 weeks until 22 January 2025.

4.3. Formal determination and publication of these arrangements will ensure that parents and communities have the opportunity to further consider the impact. If a party considers the arrangements to be unlawful or unfair, there is the opportunity to object to the Office of the Schools Adjudicator by 15 May 2025 for adjudication to be completed prior to the application year.

5. Financial Implications

5.1. There are no financial implications for Shropshire Council connected with the determination of admission arrangements.

6. Climate Change Appraisal

6.1. There are no anticipated climate change implications from the proposals within this report, though the authority continues to work with school leaders, governors and trustees on the opportunities for applying carbon reduction measures in the operation of their schools.

7. Background

7.1. All admission authorities must determine their admission arrangements, including their published admission number (PAN), every year, even if they have not changed from previous years and a consultation has not been required.

7.2. Shropshire Council is the admission authority for community and voluntary controlled schools in the local authority area. The only schools of this type in Shropshire Council's area are primary-phase schools.

7.3. All secondary schools in Shropshire Council's area are academies or foundation schools and so the relevant academy trust or governing body is the admission authority and therefore responsible for determining their own admission arrangements.

7.4. The annual transfer round applications, for the point of entry to Reception in primary, Year 3 in junior and Year 7 in secondary schools, must still be co-ordinated by the local authority and the co-ordination scheme is set out in Shropshire Council's admission arrangements.

7.5. Shropshire Council are proposing the addition of staff criteria to the oversubscriptions criteria for all Shropshire community and voluntary controlled schools. Priority will be given to children of staff at the school in either or both of the following circumstances; a) where the member of staff has been employed at the school for two or more years at the time at which the application for admission to the school is made; and/or b) the member of staff is recruited to fill a vacant post at the school for which there is a demonstrable skill shortage. The proposal brings benefits to schools to help secure staff and provides a more consistent approach across the county where many own admission authority schools include staff criteria in their oversubscription criteria.

7.6. The proposed amendment to Shropshire Council's admission arrangements are as follows: Broseley CE Primary School is proposing a reduction to its Published Admission Number from 36 to 30. Chirbury CE Primary School is proposing to increase its Published Admission Number from 12 to 15.

7.7. Consultation on the arrangements for 2026-2027 was therefore required, and a formal determination by Shropshire Council must now take place by 28 February 2025.

8. Additional Information

8.1. Shropshire Council must be consulted separately by admission authorities who are proposing changes to their own admission arrangements.

9. Conclusions

9.1. Once the arrangements have been determined by Cabinet, they will be published on Shropshire Council's website by 15 March 2025. Any objections to the arrangements can then be lodged with the Office of the Schools Adjudicator by 15 May 2025. This will fulfil Shropshire Council's mandatory responsibilities in accordance with admission regulations.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

School Admissions Code 2021 (available from www.education.gov.uk)

Shropshire Council Determined Admission Arrangements 2025/26 (available from www.shropshire.gov.uk/schooladmissions)

Parents' Guide to Education in Shropshire 2025/26 (available from www.shropshire.gov.uk/schooladmissions)

Local Member:	All Members

Appendices

Appendix A – Shropshire Council Draft Admission Arrangements 2026-2027

Admission Arrangements 2026/27

1. **ADMISSION ARRANGEMENTS FOR 2026/27: SECONDARY AND PRIMARY SCHOOLS, INCLUDING THE CO-ORDINATED SCHEME**
2. **ADMISSION ARRANGEMENTS FOR SCHOOL SIXTH FORMS**
3. **ADMISSION ARRANGEMENTS FOR IN-YEAR ADMISSIONS**
4. **CHANGES TO PUBLISHED ADMISSION NUMBERS FOR 2026/27**
5. **CATCHMENT AREAS FOR 2026/27**

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Introduction

This document is designed to fulfil the requirements of the School Standards and Framework Act 1998, as amended by the Education Acts 2002 and 2005 and the Education and Inspections Act 2006, and subsequent School Admissions Regulations for the determination of admission arrangements. The policy applies to Shropshire community and voluntary controlled schools and to all schools in the co-ordination of applications in the transfer rounds.

Requirements of the Legislation

The School Admissions Code 2021 requires consultation on admission arrangements every 7 years if no changes have been proposed in that period. Shropshire Council most recently carried out a consultation in 2023-24 on admission arrangements for 2025-26 and these were determined by Cabinet on 21 February 2024. One significant change to in-year admissions and two minor changes to published admission numbers (PANs) are proposed for the arrangements for 2026/27. Consequently, Shropshire Council was required to formally consult again on their admission arrangements in entirety

It is a legal requirement for consultation to have taken place between 1 October 2024 and 31 January 2025 for 6 weeks and for the arrangements to then be determined by Cabinet before 28th February 2025. The timetable for consultation and determination of admission arrangements have been met by Shropshire Council.

The co-ordinated arrangements are applicable to the admission of pupils to state-funded schools in the relevant area, so that parents apply to their home local authority and receive one offer of a school place. The 'relevant area' for Shropshire is the whole of the County and at secondary level includes the Parish Councils of Bayton and Mamble in Worcestershire, including the village of Clows Top (as part of the catchment area for the Lacon Childe School) and an area in Powys adjoining the Shropshire boundary to the east of the Offa's Dyke (as part of the catchment area for the Community College at Bishop's Castle).

www.shropshire.gov.uk
General Enquiries: 0345 678 9000

(1) Admission Arrangements for 2026/27

Secondary

All state-funded secondary schools in the Shropshire Council area (and the all-through school in St. Martin's) are an admission authority in their own right. It is therefore the responsibility of the academy trust or governing body and not Shropshire Council to determine the admission arrangements. The admission arrangements, once determined, for each school, can be found on the school's website, listed below, or on Shropshire Council's own website www.shropshire.gov.uk/school-admissions.

School Name	School Website
Belvidere School	http://www.belvidere.shropshire.sch.uk/
Bridgnorth Endowed School	http://bridgnorthendowed.co.uk/
Church Stretton School	http://www.churchstretton.shropshire.sch.uk/
Idsall School	http://www.idsallschool.org/
Lakelands Academy	http://www.lakelandsacademy.org.uk
Ludlow Church of England School	https://www.ludlowschool.com/
Mary Webb School and Science College	https://www.marywebbschool.com/
Meole Brace School	http://www.meolebrace.com/
Oldbury Wells School	http://www.oldburywells.com/
Shrewsbury Academy	http://www.shrewsburyacademy.co.uk/
Sir John Talbot's School	http://www.sirjohntalbots.co.uk/
St Martins School (3-16 Learning Community)	http://www.stmartins3-16.org/
The Community College, Bishop's Castle	https://ccbcshropshire.com/
The Corbet School	https://corbetschool.net/
The Grove School	http://groveschoolmarketdrayton.co.uk/
The Lacon Childe School	http://www.lacon-childe.org.uk
The Marches School	http://marchesschool.co.uk/
The Priory School	http://priory.tpstrust.co.uk/
The Thomas Adams School	http://www.thomasadams.net
William Brookes School	http://williambrookes.com/

Notes which apply to secondary school oversubscription criteria:

Catchment area maps can be viewed on the General Map viewer available from 'Maps' at the foot of the website www.shropshire.gov.uk or, in case of doubt, individual addresses can be checked by contacting the School Admissions Team. Published admission numbers are listed in the Parents' Guide to Education booklet.

The general definition of a sibling is the brother or sister, stepbrother or stepsister, half-brother or half-sister living at the same address as part of the same family unit and of

compulsory school age (i.e. 5 – 16 years). Adopted and foster siblings are also included. Please check individual policies as some academies may extend the sibling criteria to sixth form students. For the sibling connection to apply, a sibling must still be attending the school on the date the child is due to start there. However, cousins or other relatives who take up residence in the home will not be given priority under the sibling criterion. In the case of twins or triplets from the same address the school will endeavour to admit both or all siblings.

All applicants are required to give correct information about the genuine residential address of the child. This is normally expected to be that of the parent/carer who has care of the child for the majority of the time (that is school nights Sunday to Thursday during the week in term time) but where care is shared equally, and no other determinator is applicable, the home address will be determined by which parent claims the relevant Child Benefit.

In the event that two individual applications for one place are exactly the same after all other oversubscription criteria have been taken into account, a tie breaker will be used. This will be by random allocation and overseen by an independent party not connected with the admissions process.

There is no cost associated with the admissions process to Shropshire Local Authority maintained schools.

Parents may request that their child defers transfer to secondary school in a later cohort. Such requests should be made in writing to the local authority by the closing date for applications (31 October) in the age-appropriate application year. Requests will be considered by the admission authority on the basis of the individual circumstances of each case and in the best interests of the child concerned.

Co-ordinated Admission Arrangements for 2026/27 – Secondary

Shropshire Council operates co-ordinated arrangements with other admission authorities in Shropshire (such as academies) and all neighbouring English LAs. Welsh LAs are not currently part of the formal co-ordinated proposals; however, we communicate with Powys, Wrexham and Denbighshire over the allocation of places.

The Admissions Code of Practice requires LAs to use a national date of 1 March each year or next working day for allocating all secondary school places. Therefore the allocation date for 2026/27 will be **2 March 2026**. All parents living within Shropshire are required to use a common application process, which seeks three ranked preferences. All applications must be made to the home LA including applications to academies (which retain the responsibility for their own admission policy). Under the co-ordinated scheme, all Year 6 pupils only receive **one offer of a secondary place, on 1 March** (or next working day)**, via their home LA and not from the LA in which the school is located**. Shropshire operates an equal preference scheme, therefore, where more than one school could be offered, applicants will be offered a place available at the school

which appears highest on their list of preferences. Parents from other neighbouring authorities may also apply to Shropshire schools, but must do so via their own LA. Such applications will be notified to Shropshire and considered under the appropriate admissions criteria. The full timetable applicable to both schools and admissions authorities for the exchange of information will be published on the website in advance of the relevant year.

Service Families:

Shropshire Council works with service families to remove potential disadvantage for service children. This is in accordance with Paragraph 2.21 of the School Admissions Code.

Applications from service families without a Shropshire address will be accepted by Shropshire Council if accompanied by a posting order or an official letter with a relocation date to the Shropshire LA area. In these circumstances, a Unit postal address, quartering area address or evidence of their intended address will be used when considering an application against oversubscription criteria. If applications are received in time for inclusion in the main admissions round, no disadvantage will be incurred, and the application will be considered alongside all other applicants. If, due to the timing of a posting, the application is received too late to be considered for national offer day, but the applicant would have been eligible for a place had the application been received on time, a place will be offered at the school. Where application is made for an oversubscribed school that is not the designated catchment school for the service address, it is possible that the application would be declined and parents would be informed of their right to appeal along with the offer of a place at an alternative school.

Late Applications:

Applications will cease to be treated as on time from midnight on 31 October. It will not be possible to consider any late applications or changes to the original preferences where a school is oversubscribed, unless there are some exceptional circumstances evidenced, such as a house move, hospitalisation of a single parent or exceptional difficulties caused by a family bereavement in the lead up to the deadline Up until the beginning of February we shall endeavour to include such exceptional cases in the allocation process but no guarantees can be given. Any other application received after the beginning of February will not be considered for oversubscribed schools, but an offer made of the highest available preference school or the nearest available Shropshire school to the home address. Late applications may be considered as part of the review process.

Applicants who do not receive an offer for any of their preferred schools:

The LA endeavours to accommodate as many first preferences as possible. However, where this cannot be achieved the LA will consider the applicant's second preference, giving it equal weighting with all other first preferences for that school. If the second

preference is also unavailable, then the third preference will be considered in the same way as above. Where there are applicants resident within the county who do not receive any of their preferred schools, they will be offered a place at the nearest school to their home address with places available within the LA area. Parents or carers may then be responsible for their child's transport arrangements as the offer of a place does not confer any right to free transport, and the eligibility assessment is completely separate to school admissions.

Where no application is received for a Shropshire child attending a Shropshire local authority school, that parent will be informed by letter that no school place has been allocated, and will be asked to inform the LA of arrangements they are intending to make for their child. Where no response is received, we may follow this up with a home visit by an Education Welfare Officer

Unsuccessful Applicants and the Review Process:

Where applicants cannot be offered a higher preference they will be informed of their right to appeal. If they are not satisfied with the place offered they will be able to request an appeal and pending the appeal their name will be included on a waiting list. Applicants who no longer wish to accept places offered will also be asked to notify the LA of their intention to decline an offer by the response date and inform the LA of the educational arrangements they are making for their child. Applicants who were too late to be included in the main allocation process and were not able to be offered a school place on offer day will be included on the waiting list. The re-allocation of any vacancies to people on the waiting lists will commence in late March. Where a place becomes available the same oversubscription criteria will be used. Where applicants requesting an appeal are residents in a neighbouring authority, that authority will be informed if a place can be offered.

Right of Appeal:

After the review, those on the waiting lists who cannot be offered a place can proceed to the appeal stage. Appeals will be heard by an independent panel usually within 40 school days. The decision of the panel is binding on all parties. Where appeals from parents resident in neighbouring authorities are upheld, the relevant LA will be informed.

Waiting Lists:

After appeals, the waiting list, held in order of oversubscription criteria, continues to operate for the first term of the academic year of admission. The following parents will be automatically included on a waiting list, unless they specifically decline:

- Parents who have been unsuccessful at the main round of appeals for admission at the start of Year 7 (secondary school).
- Any new applicants for such places who have moved into the oversubscribed school's area subsequent to the date of appeals for these places.

If any vacancies arise, places will be offered to applicants included on the waiting list in strict accordance with normal published oversubscription criteria. If a place can be offered, the applicant will be expected to take up the place within 6 school weeks or by the start of the next half term, whichever is the earliest date. If an offer of a place is refused, the name will be removed from the waiting list. The waiting lists for all Shropshire schools will be held and administered by the Admissions Team for all year groups and will be ordered in accordance with the published admission criteria. Any further new applications will be treated as mid-term admission applicants at the end of first term of the academic year of admission

Fraudulent or Misleading Information

All applicants are required to give correct information about the genuine residential address of the child, which is normally expected to be with the parent/carer who has care of the child for the majority of the time (that is, school time during the week Sunday to Thursday in term time). In cases of equal shared care, the recipient of Child Benefit will be the deciding factor. When someone owns a property and comes to live with a relation, the substantive home address will be used to allocate a place and not that of the relation. Trial separation may not be accepted as proof of a permanent move. Addresses may be checked when deemed necessary, especially for oversubscribed schools. Parents/carers might be required to provide evidence that the residential address is genuine and council tax records may be verified. On occasions a home visit may be made by an officer from the Local Authority. Where a house move is made, applicants are required to produce written confirmation from their solicitor that contracts have been exchanged or provide a copy of a signed tenancy agreement for a minimum period of 6 months. Short-term tenancy agreements may not be acceptable where the substantive parental address has not been sold at the time of allocation. Where any information regarding a home address is found to be fraudulent or misleading the Local Authority has the right to withdraw the offer of a school place even if the child has been admitted to the school.

Primary

A separate application must be made to transfer from nursery to primary school.

For entry to school in 2026/27, the national offer day for primary school applications for all English local authorities will be **16th April 2026**.

All children in Shropshire are entitled to start school full-time in the September following their fourth birthday. Parents may also defer entry to school until later in the year or until their child reaches compulsory school age (the term following their child's fifth birthday) or elect for their child to attend part-time. Where summer born children defer entry to September they will normally be admitted into Year 1 (not Reception) and will need to make a separate application, unless a formal deferral has been agreed. (Please see information below.) Previous applications cannot be held over into a different academic year; a fresh application must be made.

Parents may request a formal deferral for their child to begin Reception in a later cohort. Such requests should be made in writing to the local authority by the closing date for applications (15 January) in the age-appropriate application year. Requests will be considered by the admission authority on the basis of the individual circumstances of each case and in the best interests of the child concerned.

The oversubscription criteria for all Community and Voluntary Controlled Primary Schools for 2026/27 are as follows. **(N.B - Schools that are an admission authority may have determined their own arrangements):**

Children who have an Education Health and Care Plan, which names the school which the child should attend because their needs can be met best by that particular school, will be offered places before other children. After that places will be offered in the following priority order:

Priority 1:
1. 'Looked after children' or children who were previously 'looked after' but immediately after being looked after became subject to an adoption, child arrangements, or special guardianship order1 including those who appear (to Shropshire Council) to have been in state care outside of England and ceased to be in state care as a result of being adopted.

1. A looked after child is a child who is (a) in the care of a local authority, or (b) being provided with accommodation by a local authority in the exercise of their social services functions (see the definition in Section 22(1) of the Children Act 1989).

An adoption order is an order under the Adoption Act 1976 (see Section 12 adoption orders) and children who were adopted under the Adoption and Children Act 2002 (see Section 46 adoption orders).

A 'child arrangements order' is an order settling the arrangements to be made as to the person with whom the child is to live under Section 8 of the Children Act 1989 as amended by Section 14 of the Children and Families Act 2014.

Section 14A of the Children Act 1989 defines a 'special guardianship order' as an order appointing one or more individuals to be a child's special guardian (or special guardians)

Priority 2:

Very exceptionally, priority may be given to a child who has a particular health reason requiring them to attend a specific school. This will only be allowed if parents/carers can provide written evidence from a medical professional that, in the view of the local authority, confirms that attending that particular school is essential to the medical well-being of the child. The Council reserves the right to contact medical professionals to ascertain the relevance of the medical condition.

Priority 3:
Children living inside the catchment area will have next priority. If there are not enough places for all the children living in the catchment area, we will look at the following two criteria:

1) Priority will be given to children living within the catchment area who will have a sibling at the school on the day they are due to start there.

2) After that, priority will be given to other children who live within the catchment area.

Priority 4:

Children of staff at the school in either or both of the following circumstances

1) Where the member of staff has been employed at the school for two or more years at the time at which the application for admission to the school is made; and/or

2)The member of staff is recruited to fill a vacant post at the school for which there is a demonstrable skill shortage

Priority 5:
After that, any places that are left will be offered to children who live outside the catchment area. If there are not enough places for all of them, we will look at the following two criteria:

1) Children living outside the catchment area who will have a sibling at the school on the day they are due to start there.

2) After that other children who live outside the catchment area.

Applicants in each of the categories and sub-categories above will be rank ordered by home to school straight-line distance, where the shortest distance will be given priority. For admission purposes all distances are measured by the School Admissions Team as a straight line distance on a computerised mapping system between the home address and the nearest appropriate entrance gate of the school by pinpointing their eastings and northings. Where two addresses are within the same block of flats, the lowest number of flat or nearest the ground floor will be deemed to be the nearest in distance. (Please see tiebreaker below.)

Notes:

Catchment area maps can be viewed on the General Map viewer available from 'Maps' at the foot of the website www.shropshire.gov.uk or, in case of doubt, individual addresses can be checked by contacting the School Admissions Team. Published admission numbers are listed in the Parents' Guide to Education booklet.

The definition of a sibling is the brother or sister, stepbrother or stepsister, half-brother or half-sister living at the same address as part of the same family unit and of compulsory

school age (i.e. 5 – 16 years). Adopted and foster siblings are also included. Older siblings must still be attending the school on the date the younger sibling is due to start there. However, cousins or other relatives who take up residence in the home will not be given priority under the sibling criterion. In the case of twins or triplets from the same address the school will endeavour to admit both or all siblings.

In the event that two individual applications are exactly the same after all other criteria have been taken into account a tiebreaker will be used. This will be by random allocation and overseen by an independent party not connected with the admissions process.

There is no cost associated with the admissions process to Shropshire Local Authority maintained schools.

Co-ordinated Admission Arrangements for 2026/27 – Primary

Shropshire Council operates co-ordinated arrangements with other admissions authorities in Shropshire (such as academies) and all neighbouring English LAs. Welsh LAs are not part of the primary co-ordinated process.

The national allocation date across England for 2026/27 will be **16th April 2026**. All parents living within Shropshire are required to use a common application process, which seeks three ranked preferences. All applications must be made to the home LA including applications to academies (who have responsibility for their own admission policy). Under the co-ordinated scheme, all children applying for Reception places in infant and primary schools and for year 3 in junior schools receive only **one offer, on 16 April** (or next working day)**, via their home LA and not from the LA in which the school is located**. Shropshire operates an equal preference scheme; therefore, where more than one preferred school may have places available, applicants will be offered a place at the school which appears highest on their list of preferences. Parents from other English neighbouring authorities may also apply to Shropshire schools, but must do so via their own authority. Such applications will be notified to Shropshire and considered under the same admissions criteria. The full timetable applicable to both schools and admissions authorities for the exchange of information will be published on the website in advance of the relevant year.

Service Families:

Shropshire Council works with service families to remove potential disadvantage for service children. This is in accordance with Paragraph 2.21 of the School Admissions Code.

Applications from service families without a Shropshire address will be accepted by Shropshire Council if accompanied by a posting order or an official letter with a relocation date to the Shropshire LA area. In these circumstances, a Unit postal address, quartering area address or evidence of their intended address will be used when

considering an application against oversubscription criteria. Children of service families are permitted exceptions to the infant class size restriction of 30 pupils per class.

If applications are received in time for inclusion in the main admissions round, no disadvantage will be incurred, and the application will be considered alongside all other applicants. If, due to the timing of a posting, the application is received too late to be considered for national offer day, but the applicant would have been eligible for a place had the application been received on time, a place will be offered at the school

Where application is made for an oversubscribed school that is not the designated catchment school for the service address, it is possible that the application would be declined, and parents would be informed of their right to appeal along with the offer of a place at an alternative school.

Late Applications:

The online application facility will close at midnight on the closing date (15 January). If application forms are completed they must be returned to direct to the LA by 15 January. It will not be possible to consider any late applications or changes to the original preferences where a school is oversubscribed, unless there are some exceptional circumstances, such as a house move, hospitalisation of a single parent or exceptional difficulties such as those caused by a family bereavement in the lead up to the deadline. Up until mid-March we shall endeavour to include such exceptions in the allocation process, but no guarantees can be given. Any application received after mid-March will not be considered for over-subscribed schools but will be included on the waiting list after the allocation date, or if possible offered the nearest available Shropshire school to their home address.

Applicants who do not receive an offer for any of their preferred schools:

The LA endeavours to accommodate as many first preferences as possible. However, where this cannot be achieved the LA will consider the applicant's second preference, giving it equal weighting to all other first preferences for that school. If the second preference is also unavailable, then the third preference will be considered in the same way as above. Where there are a small number of applicants resident within the county who do not receive any of their preferred schools, they will be offered a place at the nearest available school to their home address within the LA, however no free school transport will be offered unless the school offered is either the catchment area school or the nearest school to the home address and it is more than 2 miles distant by shortest pedestrian route.

Unsuccessful Applicants:

Where applicants cannot be offered their higher preference they will be signposted to the appeals process. If they are not satisfied with the place offered they will be able to request an appeal and pending the appeal their name will be included on a waiting list.

Applicants who no longer wish to accept places offered will also be asked to notify the LA of their intention to decline an offer by the response date and inform the LA of the educational arrangements they are making for their child. Applicants who were too late to be included in the main allocation process and were not able to be offered a school place will be included in the waiting list. The re-allocation of any vacancies to people on the waiting lists will commence at the beginning of May. Where a place becomes available, the same oversubscription criteria will be used as applicable on National Offer Day. Where applicants requesting an appeal are residents in a neighbouring authority, that authority will be informed if a place can be offered.

Right of Appeal:

After the review, those on the waiting lists who cannot be offered a place, can proceed to the appeal stage. Appeals will be heard by an independent panel usually within 40 school days. The decision of the panel is binding on all parties. Where appeals from parents' resident in neighbouring authorities are upheld, the relevant LA will be informed.

Waiting Lists:

After appeals, the waiting list, held in order of oversubscription criteria, continues to operate for the first term of the academic year of admission. The following parents will be automatically included on a waiting list, unless they specifically decline:

- Parents who have been unsuccessful at the main round of appeals for admission at the start of Reception (infant and primary schools) and year 3 (junior schools).
- Any new applicants for such places who have moved into the oversubscribed school's area subsequent to the date of appeals for these places.

If any vacancies arise, places will be offered to applicants included on the waiting list in strict accordance with normal published oversubscription criteria. If a place can be offered, the applicant will be expected to take up the place within 6 school weeks or by the start of the next half term, whichever is the earliest date. If an offer of a place is refused, the name will be removed from the waiting list. The waiting lists for all Shropshire schools will be held and administered by the Admissions Team for all year groups and will be ordered in accordance with the published admission criteria. Any further new applications will be treated as mid-term admission applicants at the end of first term of the academic year of admission

Fraudulent or Misleading Information

All applicants are required to give correct information about the genuine residential address of the child, which is normally expected to be with the parent/carer who has care of the child for the majority of the time (that is, school time during the week Sunday to Thursday in term time). In cases of equal shared care, the applicant of Child Benefit will be the deciding factor. When someone owns a property and comes to live with a relation, the substantive home address will be used to allocate a place and not that of

the relation. Trial separation may not be accepted as proof of a permanent move. Addresses may be checked when deemed necessary, especially for oversubscribed schools. Parents/carers might be required to provide evidence that the residential address is genuine and council tax records may be verified. On occasions a home visit may be made by an officer from the Local Authority. Where a house move is made, applicants are required to produce written confirmation from their solicitor that contracts have been exchanged or provide a copy of a signed tenancy agreement for a minimum period of 6 months. Short-term tenancy agreements may not be acceptable where the substantive parental address has not been sold at the time of allocation. Where any information regarding a home address is found to be fraudulent or misleading the Local Authority has the right to withdraw the offer of a school place even if the child has been admitted to the school.

(2) Admission arrangements for school sixth forms

All Shropshire Council schools with a sixth form are admission authorities and they hold responsibility for admission to sixth forms. Individual policies are available on the schools' own websites (see page 2) and Shropshire Council's website www.shropshire.gov.uk/school-admissions.

(3) Mid-term /In-year Admissions:

Shropshire Council will be responsible for coordinating in-year applications for all schools including own admission authority schools in Shropshire. Parents and carers can apply for a place for their child at any time to any school. Applications must be made on the Local authority's In-Year Online Application Form via the Parent Portal available on the School Admissions webpage. The School Admissions Team and staff based in schools, libraries and customer services will support parents who have difficulty applying online. In exceptional circumstances, a paper application form will be made available by the School Admissions Team.

Schools must inform the Admissions team of all starters and leavers to allow the local authority to keep up to date figures on availability of places. If there are more applications than places available places will be allocated on the basis of the oversubscription criteria in their determined admission arrangements. If refusing an application, the local authority will inform parents of their right to appeal against the refusal.

The governing body of a foundation or voluntary aided school may require parents who make an application to provide supplementary information in order to apply their own admissions policy. Where supplementary information is required it must be returned along with the application form so that all information can be considered by the relevant admissions authority.

Some applications may be considered under the Fair Access Protocol. Applications from applicants specified in the School Admissions Code, who meet the criteria for

consideration under this protocol, will be offered a place at a suitable school without delay.

Appeals

Where applicants cannot be offered their preferred school they will be informed of the right to appeal. Where application is refused for an academy, the Academy Trust is responsible for arranging the admission appeal although they may ask another body to carry out some or all of the functions on their behalf. The earliest possible date for an appeal will be offered. Appeals are generally held on one day each month, and an appeal date must usually be offered within 30 schools days of the appeal being lodged, but generally it takes 4 school weeks to set up an appeal. Where an appeal is upheld or where a parent is informed that the school has a place available, the pupil would be expected to commence at the school within 6 school weeks or by the start of the next half-term (whichever is the earliest) in which the place is offered, otherwise the offer of a place can be withdrawn by the admission authority. Mid-term or in-year admissions will not normally be accepted where this is for a place more than one half-term ahead. The only exception to this would be parents who are applying for a boarding place at Thomas Adams School and where parents are going abroad so that it may be necessary to make arrangements early in the academic year.

Fraudulent or Misleading Information

All applicants are required to give correct information about the genuine residential address of the child, which is normally expected to be with the parent/carer who has care of the child for the majority of the time (that is, school time during the week Sunday to Thursday in term time). In cases of equal shared care, the recipient of Child Benefit will be the deciding factor. When someone owns a property and comes to live with a relation, the substantive home address will be used to allocate a place and not that of the relation. Trial separation may not be accepted as proof of a permanent move. Addresses may be checked when deemed necessary, especially for oversubscribed schools. Parents/carers might be required to provide evidence that the residential address is genuine and council tax records may be verified. On occasions a home visit may be made by an officer from the Local Authority. Where a house move is made, applicants are required to produce written confirmation from their solicitor that contracts have been exchanged or provide a copy of a signed tenancy agreement for a minimum period of 6 months. Short-term tenancy agreements may not be acceptable where the substantive parental address has not been sold at the time of allocation. Where any information regarding a home address is found to be fraudulent or misleading the Local Authority has the right to withdraw the offer of a school place even if the child has been admitted to the school.

(4) Changes to Published Admission Numbers 2026/27

Current admission numbers are shown in the Parents' Guide to Education in Shropshire 2024/25 booklet and proposed changes for 2026/27 are listed below.

Admission authorities are not required to consult where they propose to increase a Published Admission Number (PAN). Increases to PAN are therefore given purely for information and are not subject to consultation.

Where a reduction is proposed to published admission numbers, the admission authority must consult on their admission arrangements in entirety. There is one proposal to reduce PAN for a Shropshire community and voluntary controlled school as follows:

Proposed Reduction in PAN	**School Type**	**Existing PAN**	**Proposed New PAN**	**+ / -**
Broseley CE Primary School,	VC	36	30	-6
Chirbury CE Primary School	VC	12	15	+3

(5) Catchment Area Changes

No changes are proposed to catchment areas for 2026-2027.

FEEDER LINKED PRIMARY SCHOOLS BY SECONDARY SCHOOL

North Shropshire

Corbet	Baschurch CE Aided Primary
	Bicton C E (Controlled) Primary
	Bomere Heath CE (Controlled) Primary
	Kinnerley C E (Controlled) Primary
	Myddle C E Primary
	Nesscliffe, St. Andrew's C E (Voluntary Controlled) Primary
	Ruyton-Xl-Towns, St. John The Baptist C E Primary
	West Felton C E (Controlled) Primary
	Weston Lullingfield C E (Controlled) Primary

Grove	Adderley C.E. Primary
	Buntingsdale Primary
	Cheswardine Primary
	Hinstock Primary
	Hodnet Primary
	Market Drayton Junior
	Market Drayton, Longlands Primary
	Moreton Say C E (Controlled) Primary
	Norton-In-Hales C E (Voluntary Controlled) Primary
	Stoke On Tern Primary
	Woore Primary

Lakelands	Cockshutt CE (Controlled) Primary
	Criftins C E (Controlled) Primary
	Ellesmere Primary
	Welshampton C E Primary

Marches	Bryn Offa C E (Controlled) Primary
	Morda C E (Voluntary Controlled)
	Owestry, Holy Trinity Primary
	Oswestry, Our Lady & St Oswald's Catholic Primary
	Oswestry, The Meadows Primary
	Oswestry, Woodside Primary
	Trefonen C E (Controlled) Primary
	Whittington C E (Aided) Primary

St Martins	Gobowen Primary
	Selattyn C E Primary
	Weston Rhyn Primary

Sir John Talbot's	Lower Heath C E (Controlled) Primary
	Prees C E (Controlled) Primary
	Tilstock C E (Controlled) Primary
	Whitchurch C.E. (Controlled) Junior

Thomas Adams	Clive C E (Controlled) Primary
	Hadnall C E (Controlled) Primary
	Newtown C E Primary
	Shawbury, St. Mary's C E Primary
	Wem, St Peters C E (Controlled) Primary
	Whixall C E (Controlled) Primary

South Shropshire

Bridgnorth Endowed	Bridgnorth, St. John's Catholic Primary
	Bridgnorth, St. Leonard's C.E. Primary
	Brown Clee C E Primary
	Morville C E Primary
	Worfield Endowed C.E. Primary

Church Stretton	Church Stretton, St. Lawrence C.E. Primary
	Condover CE Primary
	Dorrington, St Edward's C E Primary
	Longnor C E Primary
	Rushbury C E Primary
	Wistanstow C E Primary

Community College	Bishop's Castle Primary
	Chirbury C E (Voluntary Controlled) Primary
	Clun, St George's C E
	Clunbury C E Primary
	Lydbury North C E Primary
	Newcastle Primary
	Norbury Primary

Idsall	Albrighton Primary
	Albrighton, St Mary's CE (Controlled) Primary
	Beckbury CE (Controlled) Primary
	Sheriffhales Primary
	Shifnal Primary
	Shifnal, St. Andrew's C E Primary

Lacon Childe	Bayton Primary School
	Burford CE Primary
	Clee Hill Community Primary
	Cleobury Mortimer Primary
	Farlow C E Primary
	Kinlet C E Primary
	Stottesden C E Primary

Ludlow	Bitterley CE Primary
	Bishop Hooper, Primay
	Bucknell, St Mary's CE Primary
	Corvedale C E Primary
	Ludlow Junior
	Ludlow, St. Laurence C E Primary
	Onny C E Primary
	Stokesay Primary

Mary Webb	Hanwood St Thomas & St Anne CE Primary
	Longden CE (Aided) Primary
	Minsterley Primary
	Pontesbury CE Primary
	Stiperstones CE Primary
	Trinity CE Primary
	Longmountain CE Primary

Oldbury Wells	Alveley Primary
	Bridgnorth, Castlefields Primary
	Bridgnorth, St. Mary's Bluecoat CE Primary
	Claverley C E Primary
	Highley Primary

William Brookes	Barrow 1618 CE Free School
	Brockton CE Primary
	Broseley C E Primary
	Broseley, John Wilkinson Primary
	Buildwas Primary
	Church Preen Primary
	Cressage,Christ Church C E Primary
	Much Wenlock Primary

Contact: Rachel Reynolds on 01743 254435

Cabinet 12 February 2025

Item

Public

Shropshire Council Consultation Response to Planning Reform Working Paper – Planning Committees

Responsible Officer:	Andy Wilde, Assistant Director –Growth and Infrastructure		
email:	andy.wilde@shropshire.gov.uk	Tel:	01743 256401
Cabinet Member (Portfolio Holder):	Cllr Chris Schofield		

1. Synopsis

Government has published a Planning Reform Working Paper: Modernising Planning Committees as part of its reforms to the planning system and is seeking views on the proposals contained within it. Appendix 1 to this report sets out a cross-party member led response, for which this report seeks approval as the Council's formal submission.

2. Executive Summary

2.1. The Government is currently consulting on a range of proposed reforms to the planning system set out in its 'Planning Reform Working Paper: Modernising Planning Committees'. This report seeks consideration of and approval to submit the Council's proposed response to the consultation questions within the Working Paper.

2.2 This response seeks to ensure that proposed changes set out in the Working Paper align with, and support the achievement of, sustainable development in Shropshire and through this the Shropshire Plan.

2.2.1 Healthy People: Delivering the right number, type, size and tenure of housing to meet the housing needs of our communities in appropriate locations which benefit from appropriate access to services, facilities and infrastructure.

2.2.2 Healthy Economy: Supporting the principle of economic growth but promoting the alignment of identified key growth sectors with both the national and local economy.

2.2.3 Healthy Environment: Seeking to ensure that levels and location of growth give appropriate consideration to the achievement of high-quality design and impact on our built and natural environment.

2.2.4 Healthy Organisation: Seeking to minimise the resource implications for the Shropshire Council Planning Services. Proposals, if implemented in their current form, would likely have a significant resource and cost implication for Shropshire Council's Planning Services.

2.3. In the King's Speech 2024 the Government announced its intention to bring forwards a Planning and Infrastructure Bill in the current Parliamentary session. In the accompanying background briefing note the Government indicated that the Bill will include measures to achieve its objective of "…improving local planning decision making by modernising planning committees.".

2.4. On the 9 December 2024 the Government published a 'Planning Reform Working Paper: Modernising Planning Committees'. This contains its initial proposals for changing the ways in which local planning authority planning committees function, which it is seeking views on. This includes three options for a proposed national scheme of delegation; proposals to establish dedicated planning committees for strategic development; and proposals to introduce mandatory training for planning committee members.

2.5. Following initial discussion with the Leader and Portfolio Holder for Planning and Regulatory Services, officers have assisted with facilitating a cross-party, member led response to the consultation questions contained within the Working Paper.

2.6. Appendix 1 to this report sets out the collated answers that members have provided to these questions, which it is proposed will act as the Council's consultation response. This report seeks approval from Cabinet for this response to be submitted to the Ministry of Housing, Communities and Local Government (MHCLG) following this Cabinet meeting.

3. Recommendations

3.1. Cabinet consider and approve submission of the response to the Government's consultation on the proposals contained within the Planning Reform Working Paper: Modernising Planning Committees, as set out in Appendix 1 to this report.

3.2. That authority be given to the Assistant Director – Growth and Infrastructure, in consultation with the Portfolio Holder for Planning and Regulatory Services, to agree any additional changes to the Council's response to the consultation ahead of its submission to the Government.

Report

4. Risk Assessment and Opportunities Appraisal

4.1. It is considered that the recommendations within this report do not pose a significant risk to the Council, as they relate to seeking approval to submit a response to the Government's consultation on its proposed reforms to the planning system contained within the Planning Reform Working Paper: Modernising Planning Committees. Rather, these recommendations provide an opportunity to contribute to positively shaping the proposed reforms contained within the Working Paper.

4.2. However, it is important to note that the proposed reforms contained within the Working Paper, and in particular the Government's proposals to introduce a national scheme of delegation for planning committees, will affect the way in which the democratic processes and Committee Services operate within Shropshire Council.

4.3. In this respect elected members do not support the proposed reforms and wish to express concern regarding the three options set out in the Working Paper for a national scheme of delegation for planning committees. In overall terms, they consider that the reforms will erode their ability to provide local democratic oversight and accountability of planning decisions.

4.4. Linked to this, they are concerned that the proposed national scheme of delegation may not allow for sufficient recognition of local variation and context, and provide little opportunity for local application of adopted Local Plans. This may mean that particular types of applications that deliver significant benefits to Shropshire residents are removed from committee oversight. They also consider that there is an attendant risk that local character and distinctiveness might also be eroded because committee members are unable to apply their local knowledge in the decision making process.

4.5. They also raise concerns that it will also diminish the role and influence of town and parish councils in the planning process.

4.6. Likewise, members do not support and wish to express concerns about the proposals to establish additional, specialist planning committees to consider strategic development proposals. Again, they consider that this would erode democratic oversight of planning decisions. Further, that there is a danger that the members of such committees may be seen as unrepresentative of the areas in which such development is proposed in large unitary authority areas such as Shropshire.

4.7. Members do, however, recognise that the proposals to introduce mandatory training for planning committee members provides opportunities for all members to gain a structured and consistent understanding of key planning principles. They therefore wish to advocate that any national training programmes should be open to all elected members and not just to planning committee members.

5. Financial Implications

5.1. Shropshire Council is currently managing an unprecedented financial position as budgeted for within the Medium Term Financial Strategy approved by Council on 29 February 2024 and detailed in our monitoring position presented to Cabinet on a monthly basis. This demonstrates that significant management action is required over the remainder of the financial year to ensure the Council's financial survival. While all Cabinet Reports provide the financial implications of decisions being taken, this may change as officers review the overall financial situation and make decisions aligned to financial survivability. Where non-essential spend is identified within the Council, this will be reduced. This may involve

- scaling down initiatives,
- changing the scope,
- delaying implementation, or
- extending delivery timescales.

5.2. It is considered that the recommendations within this report do not have a significant financial implication for the Council, as they relate to seeking approval to submit a response to the Government's consultation on proposed reforms to the planning system contained within the Working Paper. Rather these recommendations provide an opportunity to contribute to positively shaping the proposed reform.

5.3. It is important to note, that part of the Government's stated reasoning for introducing the reforms contained within the Working Paper are to reduce the number of planning applications being referred to planning committees that are in accordance with the development plan. Likewise, they also wish to reduce the number of committee decisions that are made against officer advice that are overturned by the Planning Inspectorate with costs awarded against the local planning authority. This might result in some reduction in costs for the Council in operating its planning committee processes and in planning appeals.

5.4. Despite this, some of the proposed options for the national scheme of delegations could also result in an increase in the number of applications being referred to planning committee in large, unitary council areas such as Shropshire. There is therefore an attendant risk of cost increases for the Council if the proposed reforms do result in a significant increase in committee referrals.

5.5. Likewise, the Council would likely incur increased costs in operating an additional dedicated committee for strategic planning applications, on top of the two existing area-based planning committees.

6. Climate Change Appraisal

6.1. It is considered that the recommendations within this report will have no effect in relation to climate change, as they relate to seeking approval to submit a response to the Government's consultation on proposed reforms to the planning system contained within the Working Paper.

6.2. If the proposals contained within the Working Paper result in a reduction in the amount of applications being referred to planning committee it may produce a minor positive benefit for the Council's own carbon footprint, as a consequence of minor reduction in energy and fuel consumption linked to operating the committees. This would be the case, for instance, if there is a reduction in committee site visits.

6.3. Conversely, if the proposed national scheme of delegation results in an increase in the number of planning applications being referred to committee there could be a minor negative impact on the Council's carbon footprint.

7. Background

7.1. In the King's Speech 2024 the Government announced its intention to bring forwards a Planning and Infrastructure Bill in the current Parliamentary session. In the accompanying background briefing note the Government indicated that the Bill will include measures to achieve its objective of "…improving local planning decision making by modernising planning committees.".

7.2. On the 9 December 2024 the Government published a 'Planning Reform Working Paper: Modernising Planning Committees'. This contains its initial proposals for changing the ways in which local planning authority planning committees function, which it is now seeking views on.

7.3. Clarification has been sought from the Ministry for Housing, Communities and Local Government (MHCLG) and this indicates there is no hard deadline for receipt of these responses, although they would like to receive them as soon as possible after the end of January.

7.4. The Working Paper makes it clear that all of the proposed reforms set out within it will require primary legislation through the forthcoming Planning and Infrastructure Bill, and that further consultation will be undertaken in association with this.

7.5. Within the Working Paper the Government states that it considers planning to be a principally local activity because decisions on the type and location of new development should be shaped by the views of local communities and residents. It further recognises that planning committees have an integral role in ensuring there is democratic oversight of planning decisions.

7.6. However, within the Working Paper the Government sets out five reasons why it considers that the ways in which planning committees operate need to be reformed. In summary, these include a lack of clarity in some local planning authority schemes of delegation about when planning applications will and will not be referred to committee, and delays caused by what the Government deems to be over-referral of applications that are in accordance with adopted

development plans. Likewise, the Government is also concerned about the consistency, soundness and transparency of some committee decisions that are subsequently overturned at appeal by the Planning Inspectorate, with costs awarded against local planning authorities.

7.7. The Government states that it's overall objectives in bringing forwards the reforms set out in the Working Paper is to "…encourage better quality development that is aligned with local development plans, facilitates the speedy delivery of the quality homes and places that our communities need, and gives applicants the reassurance that in more instances their application will be considered by professional officers and determined in a timely manner.".

7.8. In turn, the Government considers that this will also enable planning committees to be focused on the most contentious development that is not in conformity with development plans, and where local democratic oversight is required. Linked to this, the Government also wants to ensure that planning committee members receive appropriate training and support, and that planning officers are empowered to make sound decisions on applications that are in accordance with the development plan.

7.9. To achieve these objectives the Government sets out three broad areas of reform to the way in which planning committees operate within the Working Paper:

National Scheme Delegation for Planning Committees

7.10. The Government considers that establishing a national scheme of delegation for planning committees will provide a standardised and consistent approach to delegation for all local planning authorise, and also recognise that allocated development sites have already achieved democratic approval through the plan making process. The Working Paper therefore sets out three initial options for early consideration, with a further option for a hybrid approach.

7.10.1 **Option 1 – Delegation where an application complies with the development plan** – under this proposal all decisions on planning applications that are in accordance with the development plan would be delegated to officers, with those that do not comply determined in accordance with the local planning authorities own scheme of delegation (i.e. planning committees would not need to consider all applications that do not comply, as the local planning authority would retain discretion to determine what is appropriate for their area). This would also apply to other categories of application, such as for reserved matters, discharge of conditions or other special consents.

7.10.2 **Option 2 – Delegation as default with exceptions for departures from the development plan** – in this option the determination of all planning applications would be delegated to officers unless specific circumstances apply (such as, for example, those which do not comply with the development plan but where officers recommend approval; and for the authority's own applications and those of its members and officers).

7.10.3 **Option 3 – Delegation as default with a prescriptive list of exceptions –** with this option the determination of all planning applications would be delegated to officers unless it falls under a proscriptive list of exceptions for referral to the planning committee. This moves the focus away judging whether an application complies with/ departs from, the development plan, and to what degree, towards a prescribed set of triggers linked to common tests contained national planning policy and development plans (e.g. an application for major residential or commercial development not on an allocated site; an allocated site where the proposals depart from the policy in the local or neighbourhood plan for that site etc.)

7.10.4 **Hybrid option** – The working paper indicates that these options are not mutually exclusive and that a hybrid approach could be adopted that combined elements from two or all of them.

Dedicated committees for strategic development

7.11. The Working Paper acknowledges that many areas of England contain strategic development opportunities, often identified within Local Plans, and usually for larger scale schemes that bring longer term change and involve multiple planning applications over an extended period of time. The Government is therefore seeking views on establishing smaller, dedicated planning committees for strategic level development, focused on this level of development where it is being planned and which would be in addition to the main planning committees. The Government considers that this would provide the benefit of allowing these committees and their members to take ownership of strategic development decisions, develop an in-depth expertise based on their local knowledge, and provide longer term continuity and consistency.

Mandatory training for planning committee members

7.12. Given the complexity of the planning process, which draws on regulations, caselaw and policy requirements, the Working Paper acknowledges the need for planning committee members to receive an adequate level of training to enable them to effectively discharge their responsibilities and make sound decisions. It also recognises that there is variation and inconsistency between the approaches different local planning authorities take to providing this training to committee members.

7.13. In response to this the Government is considering introducing mandatory training for planning committee members, which they would be required to undertake before they could sit on planning committee. This would provide members with a structured understanding of key planning principles, propriety, and new planning issues to enable them to make fully informed and robust decisions. To achieve this it is envisaged that the training would cover the "…key principles of planning including, but not limited to, planning legislation, the role of the development plan and national planning policy, the planning application process, enforcement, and the code of conduct for planning committees.". The Working Paper also indicates that the training, and associated certification would likely be delivered on-line and the Government would procure a provider to produce the training programme.

7.14. The proposals contained within the Working Paper will comprise changes to the way in which democratic processes work within local planning authorities. As a result, and following initial discussion with the Leader and Portfolio Holder for Planning and Regulatory Services, officers have assisted with facilitating a cross-party, member led response to the consultation questions contained within the Working Paper. This has comprised assisting the cross-party Local Plan Member Group to prepare a recommended response to the consultation questions set out in the Working Paper. The Groups recommendations then formed the basis of a briefing to all members, with all information then provided to a meeting of the Group Leaders.

7.15. Appendix 1 to this report represents the culmination of this cross-party, member led process, which it is proposed will act as the Council's consultation response. This report seeks approval from Cabinet for this response to be submitted to the Ministry of Housing, Communities and Local Government (MHCLG) following this Cabinet meeting.

8. Additional Information

8.1. Further information on the Government's 'Planning Reform Working Paper: Modernising Planning Committees' is available via: https://www.gov.uk/government/publications/planning-reform-working-paper-planning-committees

9. Conclusions

9.1. The Government is currently consulting on proposed reforms to the planning system contained within the 'Planning Reform Working Paper: Modernising Planning Committees'. This report seeks consideration of and approval to submit the Council's proposed response to this consultation.

9.2. Responding to this consultation is considered important as it provides the earliest opportunity to seek to positively influence the proposed changes in order to safeguard the democratic interests of Shropshire's residents and communities.

9.3. Whilst providing positive feedback on some of the Government's proposals, the Council are proposing to raise some very significant concerns on several key areas. In particular, it is considered that all of the proposed options for a national scheme of delegation and strategic planning committees will reduce local democratic involvement in, and oversight of, planning decisions.

9.4. Appendix 1 to this report sets out the Council's proposed response to the consultation questions contained within the Working Paper. This officer report seeks approval for this response to be submitted to the Ministry of Housing, Communities and Local Government (MHCLG) following this Cabinet meeting.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Local Member:	**All**

Appendices [Please list the titles of Appendices]

Appendix 1: Shropshire Council's Proposed Response to the Government's Consultation on the Planning Reform Working Paper: Modernising Planning Committees

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Shropshire Council Response

Planning Reform Working Paper: Planning Committees

www.shropshire.gov.uk
General Enquiries: 0345 678 9000

Respondent Details:

Organisation: Shropshire Council

Type of Organisation: Local Authority

Address: The Guildhall, Frankwell Quay, Shrewsbury, Shropshire, SY3 8HQ

Email Address: planningpolicy@shropshire.gov.uk

Phone Number (Planning): 0345 678 9004

Response to Consultation Questions:

Question A. Do you think this package of reforms would help to improve decision making by planning committees?

Shropshire Council Response:

A.1. Shropshire Council is concerned about the potential erosion of democratic decision making that would result from this package of reforms. It is essential to ensure appropriate democratic scrutiny of planning decisions remain.

A.2. The Council is also concerned about the proposed use of conformity with certain aspects of the Development Plan within these reforms, as this is a subjective judgement – what happens in circumstances where Elected Members and/or communities disagree with officer judgement on conformity?

A.3. Achieving high-quality design that is responsive to and complements the character of a developments setting is essential. The ability for Elected Members (as representatives of communities) to through planning committees consider relevant planning applications remains important - this applies to any site, irrespective of whether it is an allocation or windfall site.

A.4. Similarly, decisions that are open to interpretation, i.e. 'on balance decisions' contrary to local views as represented by Town/Parish Councils and/or the Local Elected Member should be decided by committee.

A.5. Shropshire Council also have serious concerns that the proposals would diminish the influence that Town and Parish Councils (as representatives of the community) play in the decision making process.

A.6. The majority of Local Planning Authorities operate local schemes of delegation which are proportionate to the characteristics of the area and volume and type of planning applications received. Furthermore, planning committees generally make well-reasoned decisions supported by Planning Officers.

A.7. As such, on balance the Council is not supportive of these proposed reforms.

Question B. Do you have views on which of the options we have set out in regards to national schemes of delegation would be most effective? Are there any aspects which could be improved?

Shropshire Council Response:

B.1. The Council is surprised that each of the three options presented in the Working Paper, in effect, result in the same outcome. This provides little 'choice' for the Council in identifying which would be the most effective.

B.2. Shropshire Council recognises that the objective of any reform is to streamline decision making, particularly for allocated sites within the Local Plan, which have already been subject to public consultation at the plan making stage.

B.3. However, the Council frequently see a significant 'gap' between the requirements of Local Plan development guidelines and development proposals submitted at planning application stage, particularly in relation to infrastructure provision, with developers frequently citing viability and other issues as justification for this.

B.4. If decisions on such planning applications are delegated solely to officers, it risks removing local democratic oversight and leaving communities powerless to help guide what they want from development. This potentially increases resistance to development proposals in general.

B.5. The Council therefore consider that any introduction of a national scheme of delegation should be accompanied by a strengthening of requirements to meet the needs of communities, as set out in the development guidelines within Local Plan policies.

B.6. Shropshire Council is also very concerned about the restrictiveness of Option 3. There has to be some sort of mechanism by which committee's/planning managers can 'call in' a poor applications outside those prescribed.

B.7. If a threshold for referral based on the level of objections is established guidance would be required, particularly in relation to petitions and template objection letters, as to whether it applies to all objections or only those which raise material issues.

Question C. We could take a hybrid approach to any of the options listed. Do you think, for instance, we should introduce a size threshold for applications to go to committees, or delegate all reserved matters applications?

Shropshire Council Response:

C.1. Shropshire Council considers such thresholds risk either greater sub-division of larger development proposals to avoid the need for committee oversight or increased deferral of key issues to reserved matters applications for the same reason (this is a particular concern in the context of infrastructure provision).

C.2. Furthermore, the majority of larger development schemes are submitted in outline to establish the principle of development.

C.3. If such applications are delegated to officers, without a means of referral to committee, communities lose their ability to influence decisions. This would therefore erode local democratic oversight of decision making and could further increase resistance to new development as a result.

Question D. Are there advantages in giving further consideration to a model based on objections?

Shropshire Council Response:

D.1. Shropshire Council recognises that the level of objection to development proposals often provide a good 'bellwether' as to strength of local feeling. Even when material matters are not raised by such objectors, and do not therefore result in committee referrals under our current local scheme of delegation, they can still provide planning officers with an indication of how development proposals affect communities but would always be excluded from getting to committees and local issues.

D.2. An objection threshold for committee referral should not be based on an arbitrary number, as this will simply become a target for local residents to achieve, encouraging objector campaigns based on template letters and petitions.

D.3. Likewise, in rural areas such as Shropshire, development proposals in villages and smaller settlements with smaller populations mean achieving thresholds may be unachievable but such schemes can still have a significant effect upon communities.

D.4. Setting a threshold figure for objections therefore risks obscuring local context; encouraging objections; and excluding relevant applications from democratic oversight for instance in circumstances where a there is only a small number of objectors but they raise material maters that might otherwise warrant a committee referral, but conversely requiring unnecessary

applications to receive democratic oversight simply due to level of objection.

D.5. As such, the Council considers the more selective approach within our existing scheme of delegation is more appropriate. This is an acknowledgement that a one size approach does not fit all circumstances.

Question E. Do you agree that targeted planning committees for strategic development could facilitate better decision making?

Shropshire Council Response:

E.1. Shropshire Council does not support proposals to establish mandatory planning committees for strategic development.

E.2. The Council is concerned that strategic committees would erode democratic decision taking by placing decisions in too few hands. Likewise, there is a danger that extended service on such a committee, and the resulting increased specialisation this would bring, may result in members becoming less attuned to the views of the community. Rather than acting as a democratic check on professional planning officers there is therefore a danger of 'group thinking' emerging.

E.3. There is also a risk in larger unitary authority areas such as Shropshire that the committee members would be seen as unrepresentative of the areas in which strategic development is proposed, and therefore not democratically accountable to the communities affected. The Council also expresses concern about the additional resource demands such extra committees would represent for many authorities. This includes more demand on elected members to serve on planning committee and the administrative costs of operating the committees. Conversely, there is also a risk where there are limited numbers of such applications that the members of such committees would only see infrequent service.

Question F. Do you have a view on the size of these targeted committees?

Shropshire Council Response:

F.1. Shropshire Council does not support the proposal to create specialist planning committees. However, if they are introduced they should comprise 7-9 elected members and not the smaller numbers proposed in the Working Paper

Question G. How should we define strategic developments?

Shropshire Council Response:

G.1. Shropshire Council considers that strategic development should be defined as major developments that are significant on a regional scale and/or are key to the success of the Local Plan. This could be based on percentages of total development proposed within the adopted Local Plan.

G.2. However, it is important to note that in rural authority areas, such as Shropshire, smaller developments in many locations can have a disproportionately high effect, both positive and negative. For example, this is often the case for affordable housing and essential rural workers dwellings which, whilst delivering low numbers of houses in overall terms, can have very significant benefits in terms of the sustainability and resilience of rural communities. In this respect, there should be sufficient flexibility built into the definition to ensure that what constitutes strategic development can vary dependent upon local context

G.3. Irrespective of this, the Council's concerns on a separate planning committee for planning applications for such development remains.

Question H. Do you think the approach to mandatory training is the right one?

Shropshire Council Response:

H.1. Yes, Shropshire Council welcomes proposals to introduce a national programme of mandatory training for planning committee members.

H.2. Elected members perform an important advisory role on planning matters to Town and Parish Council's and other groups within communities. As such, there may be value in all elected members undertaking a form of planning training.

Question I. Other comments:

Shropshire Council Response:

I.1. Yes, whilst there is often a perception that it is the planning process and planning committees that cause 'delays' to decision making, in reality it is often the legal process which results in significant delays. As such, there would be real value in considering how best to manage the legal professions involvement in the planning process.

I.2. Planning committees can also provide a vital source of local knowledge that enables local character and distinctiveness to be

conserved, particularly in heavily constrained and highly valued rural landscapes such as Shropshire

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Committee and Date

Cabinet

12th February 2025

Item

Public

Healthy People | Healthy Economy | Healthy Environment | Healthy Organisation

Shropshire Schools Funding Formula 2025-26

Responsible Officer:		David Shaw
email:	David.shaw@shropshire.gov.uk	Tel: 01743 256479
Cabinet Member (Portfolio Holder):		Kirstie Hurst-Knight

1. Synopsis

1.1 Considering the recommendations of the Schools Forum and aligned to the Education and Skills Funding Agency (ESFA) operational guidance on schools revenue funding, approval is sought from Cabinet for the proposed Shropshire Schools Funding Formula 2025-26.

2. Executive Summary

2.1. In November 2024 the Education and Skills Agency (ESFA) published the school revenue guidance for local authorities and schools forums. The guidance confirmed the arrangements for distributing funding through the national funding formula (NFF) for schools, high needs and central services to schools.

2.2. At their meeting on 22 January 2018, Cabinet approved the recommendation from Shropshire Schools Forum to replicate the NFF, through Shropshire's local funding formula, which means 2025-26 will be the eighth year of the NFF being applied to the funding of the county's schools and academies.

2.3. The ESFA require the proposed formula for 2025-26 to be politically approved. This paper therefore sets out the proposals, agreed by the Shropshire Schools Forum on 12 December 2024 and 23 January 2025, for Cabinet approval.

3. Recommendations

3.1. That Cabinet accept the recommendation of Shropshire Schools Forum (as outlined in Appendix A and B) on the funding formula for Shropshire schools for the financial year 2025-26 for maintained schools, and the academic year 2025-26 for academies.

Report

4. Risk Assessment and Opportunities Appraisal

4.1. The Secretary of State for Education announced in September 2017 planned changes to the school funding arrangements for 2018-19 and future years, placing a requirement on local authorities to formally consult with their maintained schools and academies on the schools funding formula to be applied in their local authority area.

4.2. Shropshire schools were consulted in the Autumn term 2017 on the basis for distributing the Schools Block of the Dedicated Schools Grant (DSG) to Shropshire schools and academies. Following this consultation Shropshire Schools Forum recommended, and Cabinet agreed, the distribution of individual school budgets for 2018-19 and future years would be aligned with and mirror the transitional NFF announced by the Government in July 2017.

4.3. Local authorities continue to have responsibility for determining their local funding formulas for allocating the Schools Block to their individual schools in 2025-26. As in the current financial year 2024-25 it will be compulsory for local authorities to include the national minimum per pupil funding levels in their local formulas for 2025-26.

4.4. The Government has confirmed plans to move to a ‘direct’ NFF in the future, which will determine school funding allocations directly, rather than through local funding formulae. There is currently no indication from the Government as to when this will take place.

4.5. At their meetings on 12 December 2024 and 23 January 2025, Shropshire Schools Forum considered the specific arrangements for 2025-26, with a view to these arrangements being approved by Cabinet at their meeting in the Spring term, in line with ESFA guidance.

4.6. The proposed school funding formula, in complying with the Government guidelines, does not present any identified risks either to the local authority or schools.

Contact: Sam Bradley, 01743 256411

5. Financial Implications

5.1. The school funding formula is used to determine how part of the Council's DSG allocation, in particular the Schools Block, is distributed to Shropshire maintained schools and academies. The individual school 'budget shares' determined by the formula represent a significant proportion of the annual revenue funding for maintained schools for the financial year, and funding for academies for the academic year.

5.2. The funding for maintained schools is distributed through the local authority, while the ESFA uses the formula to allocate funding directly to Shropshire's academies and the county's one free school.

6. Climate Change Appraisal

6.1. There are no anticipated climate change implications from the proposals within this report, though the authority continues to work with school leaders, governors and trustees on the opportunities for applying carbon reduction measures in the operation of their schools.

7. Background

7.1. The latest guidance on schools revenue funding arrangements for 2025-26 was published by the ESFA in November 2024.

7.2. For 2025-26, the following key elements of the schools NFF will apply:

- The minimum per pupil funding levels will be set at £5,661 for primary schools and £6,829 for secondary schools. These levels were £5,273 and £6,375 respectively in 2024-25. The increase includes an additional £388 for primary and £454 for secondary to cover the additional teachers' pay and pension costs that were previously funded through the separate grants. The minimum per pupil funding levels are not to be confused with the age weighted pupil units (AWPU) funding levels within the NFF.

- 2019 data from the Income Deprivation Affecting Children Index (IDACI) has been used in place of 2015 data. The basis on which pupils are assigned to the seven IDACI bands has changed - they are now assigned based on rank rather than score. For example, Band A now consists of pupils in the most deprived 2.5% of lower super output areas (LSOAs), instead of consisting of pupils in LSOAs with an IDACI score greater than 0.5.

- Growth funding will be based on the same methodology as last year and will have the same transitional protection ensuring that no authority whose growth fund is reducing will lose more than 0.5% of its 2024-25 growth fund allocation.

- Each year the local authority ask the ESFA to mitigate the reduction for historic commitments funding as part of their Central Schools Services Block DSG allocation. We are awaiting confirmation of this request of ££841,344.

- Shropshire Schools Forum has a statutory consultative and advisory role in respect of school funding, while the responsibility for determining and approving the funding formula rests with the local authority. Schools Forum considered a paper on the School Funding Arrangements 2025-26 at their meeting on the 12th December 2024 – a copy of the report is appended to this report (Appendix A). A further update was provided to Schools Forum on the 23rd January 2025 (Appendix B), confirming the affordability of applying the NFF and making a transfer to the High Needs Block.

7.3 In addition to applying the NFF factor values and weightings, Schools Forum agreed the following:

- To transfer any remaining balance, up to 0.5% of the Schools Block, into the High Needs Block after fully funding individual schools in line with the NFF.

- Outcome – it will be possible to transfer 0.24% (£547,218) of the Schools Block into the High Needs Block after fully funding schools in line with the NFF.

- Shropshire's allocation followed NFF factor values provided in the APT for 2025-26.

8. Additional Information

8.1 Additional funding will be received in the High Needs Block to support the management of the cumulative deficit on that block.

9. Conclusions

9.1. Cabinet is recommended to approve the schools funding formula for 2025-26 that delivers funding to Shropshire schools and academies through the application of the NFF formula factors and weightings.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Schools revenue funding 2025-26 - Operational Guide: Schools operational guide: 2025 to 2026 - GOV.UK
Schools Forum Website: Schools Forum Website — Shropshire Council

Local Member:	All Members

Appendices

Appendix A – Paper B – Schools Funding Arrangements 2025-26 – 12 December 2024

Appendix B – Paper B – Update to Schools Funding Arrangements 2025-26 – 23 January 2025

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Schools Forum	Paper
Date: 12 December 2024	**B**
Time: 08.30 to 10.30	Public
Venue: (MS) Teams	

Schools Funding Arrangements 2025-26

Responsible Officer Sam Bradley, Performance & Integration Manager
email: samantha.bradley@shropshire.gov.uk

Summary

Known details of the Government's recent funding announcements for 2025-26 for schools, including high needs and early years, were provided to Schools Forum in November 2024.

This report details specific local funding arrangements from April 2025 for consideration and agreement by Schools Forum in relation to:

- the potential transfer of funding between blocks

Recommendation

Schools Forum is recommended to consider and agree the specific funding arrangements from April 2025 as detailed within this report, specifically:

- Schools Forum is asked to agree the recommendation to transfer any remaining balance, up to 0.5% of the Schools Block, into the High Needs Block after fully funding individual schools in line with the NFF.

REPORT
Background

1. In July 2017, the Government announced the introduction of a national funding formula (NFF) for allocating the Schools Block of the Dedicated Schools Grant (DSG) to local authorities from April 2018.

2. Local authorities, in consultation with their schools and Schools Forum, continue to have some local flexibility on the basis for distributing funding to schools through the National funding formula in 2025-26. It remains the Government's intention to fund all schools nationally via the NFF in the future.

3. Following consultation with Shropshire schools and Schools Forum, Shropshire's local formula for distributing the Schools Block to individual schools and academies has mirrored the NFF since 2018-19.

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4. Schools Forum members are asked to consider and agree specific arrangements for 2025-26 as detailed within this report. Shropshire Council's Cabinet will make a final decision on the school funding arrangements for 2025-26 in February 2025.

Update to the schools NFF for 2025-2026

On 07 October 2024 the LA received a brief update on the Schools Funding Arrangements for 2025-26, which indicated that due to timing of the general election, the publication of the notional schools and high needs national funding formula (NFF) allocations for 2025-26 was delayed. On 28 November 2024 the LA received the NFF allocations.

Along with the guidance, the Government has published provisional local authority level allocations for 2025-26 for the schools and high needs blocks within the DSG and notional 2025-26 national funding formula school level allocations.

School Revenue Funding Arrangements 2025-26

The actual primary unit of funding (PUF) and secondary unit of funding (SUF) which will be used to calculate each local authority's schools block allocation has been published for 2025-26. For Shropshire these equate to £5,661 per pupil and £6,829 per pupil, respectively. As a comparison, in 2024-25 Shropshire's PUF was £5,273 and SUF was £6,375.

These units of funding will be applied to pupil numbers recorded in the October 2024 school census to determine final schools block allocations for 2025-26. These will be issued to local authorities slightly later than usual given the delay from DfE.

In 2025 to 2026, each local authority will continue to set a local schools funding formula, in consultation with local schools. To ensure a smooth transition towards the direct NFF, local authorities will continue to be required to bring their own formulae closer to the schools NFF. As a reminder, Shropshire has mirrored the NFF in its local schools funding formula since 2018-19.

The main features in the schools NFF for 2025-26 are:

- the basic entitlement values, FSM6 values, the lump sum and the minimum per pupil funding values have increased to reflect the rolling in of the three separate pay and pensions grants from 2024 to 2025: TPAG, TPECG and CSBG.
- a further increase has then been applied to these same factors to cover the remaining costs of the 2024 teachers' pay award in mainstream schools, so that the full 12 months of salary costs are fully funded at a national level
- on top of this, a further overall increase has been applied to school- and pupil-led factors, as well as to the split sites factor

- through the minimum per pupil funding levels, every primary school will attract at least £4,955 per pupil, and every secondary school at least £6,465 per pupil
- the funding floor will be “cash flat” at 0% so that schools will be protected from per pupil cash reductions in their pupil-led funding
- the only structural changes being made to the NFF in 2025 to 2026 are in relation to the PFI factor, which are detailed in the policy document

The guidance has been updated to help LA’s review their notional SEN budget calculations and to help schools understand what the notional SEN budget is for.

All LA’s should review this calculation each year alongside their local formula to make sure that their schools’ notional SEN budget is a realistic amount for meeting the costs of additional SEN support up to £6,000 per pupil, noting that any shortfall in this notional budget for particular schools where a standardised calculation does not work can be met from additional high needs targeted funding.

High needs top-up funding should be allocated in addition to the notional SEN budget for SEN support costs in excess of £6,000 per pupil. The notional SEN budget for mainstream schools: operational guidance 2025 to 2026 - GOV.UK

High Needs Funding Arrangements 2025-26

In 2025 to 2026, high needs funding is increasing by a further £1 billion to help local authorities and schools with the increasing costs of supporting children and young people with SEND. Most of this increase will be allocated through the high needs NFF, which sees a 9% increase in funding:

- the funding floor will be set at 7% – so that every local authority sees a per-head increase in funding of at least this level – with gains capped at 10%
- pay and pensions funding- including the core schools budget grant – for special schools and AP will continue to be allocated outside of the NFF, through a separate grant to local authorities

Central school services funding

The main features of central school services funding in 2025 to 2026 are:

- the total provisional funding for ongoing responsibilities is £342 million in 2025 to 2026. No local authority will see a reduction in per pupil funding for central services of more than minus 2.5% – which is the same protection as in 2024 to 2025.

- the total funding for ongoing responsibilities includes an additional £4 million to be allocated to local authorities to compensate them for increases in copyright licenses costs

Funding for historic commitments continues to be reduced in 2025-26 by 20% from local authorities' 2024-25 allocations. As in 2024-25, historic commitments funding will be protected from dropping below the total value of ongoing prudential borrowing or termination of employment costs, based on evidence received by the department.

Transfer of Funding between Blocks

5. The Schools Block remains ringfenced in 2025-26 but local authorities retain limited flexibility to transfer up to 0.5% of their Schools Block funding into another block with approval of Schools Forum. To transfer an amount above 0.5%, approval would need to be sought from the Secretary of State for Education

6. In previous financial years (apart from 2023-24 and 2024-25 due to affordability), Shropshire Schools Forum approved a transfer up to 0.5% of the Schools Block to the High Needs Block to support the growing pressures on the high needs budget. Agreement was given to transfer remaining Schools Block budget (up to 0.5%) after fully funding schools in line with the NFF each year, including transitional protections and caps. Balances of £784,000 (0.49%), £397,000 (0.25%), £842,000 (0.5%) and £876,218 (0.5%) and £949,077 were transferred to the High Needs Block in previous years.

7. For 2025-26 due to increased cost pressures within the High Needs funding it is our intention to transfer up to 0.5% of the Schools Block budget into the High Needs Block, should this be available after funding schools in line with the NFF.

8. Until the October 2024 school census data is run through the NFF for 2025-26 for individual schools, it is not possible to confirm if there will be any Schools Block balance remaining in next financial year. October 2024 census data will be made available to the local authority in mid-December and work will take place through January 2025 to calculate individual school budget shares for 2025-26 mirroring the NFF factor values.

9. Schools Forum is asked to agree the recommendation to transfer any remaining balance, up to 0.5% of the Schools Block, into the High Needs Block after fully funding individual schools in line with the NFF.

Schools Forum	Paper
Date: 23 January 2025 Time: 8.30 to 10.30 Venue: Via Microsoft (MS) Teams	**B** Public

Update to School Funding Arrangements 2025-26

Responsible Officer
Sam Bradley email: Samantha.bradley@shropshire.gov.uk Tel: 01743 256411

Summary

Details of the Government's recent funding announcements for 2025-26 for schools, including high needs and early years, were provided to Schools Forum in December 2024.

This report details specific local funding arrangements from April 2025 for information and consideration by Schools Forum in relation to:

- the potential transfer of funding between blocks

Recommendation

Schools Forum is recommended to note the specific funding arrangements from April 2025 as detailed within this report and that these will be recommended to the Shropshire Council Cabinet for approval at the meeting on the 12th February 2025.

REPORT

Background

1. In July 2017, the Government announced the introduction of a national funding formula (NFF) for allocating the Schools Block of the Dedicated Schools Grant (DSG) to local authorities from April 2018.

2. Local authorities, in consultation with their schools and Schools Forum, continue to have some local flexibility on the basis for distributing funding to schools through the National funding formula in 2025-26. It remains the Government's intention to fund all schools nationally via the NFF in the future.

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3. Following consultation with Shropshire schools and Schools Forum, Shropshire's local formula for distributing the Schools Block to individual schools and academies has mirrored the NFF since 2018-19.

Update to the schools NFF for 2025-2026

4. On 07 October 2024 the LA received a brief update on the Schools Funding Arrangements for 2025-26, which indicated that due to timing of the general election, the publication of the notional schools and high needs national funding formula (NFF) allocations for 2025-26 was delayed. On 28 November 2024 the LA received the NFF allocations.

   Along with the guidance, the Government has published provisional local authority level allocations for 2025-26 for the schools and high needs blocks within the DSG and notional 2025-26 national funding formula school level allocations.

   Comparison below is based on the difference between 24-25 and 25-26 funding.

25-26 Post MFG Budget	**24-25 Post MFG Budget**	**Increase to budget from 24-25 to 25-26**	**% Increase**
£222,586,325	£209,066,275	£13,520,050	6.47%
Notes: Shropshire's allocation followed NFF factor values provided in the APT. Difference in budgets will also be due to a movement in the NOR, therefore you cannot compare budgets from year to year if the NOR has changed.			

   147 funded schools
   20 secondary schools
   127 primary schools

   Overall
   - Funding in the DSG Schools Block increased by 6.47% (£13,520,050) in Shropshire from 24-25 to 25-26
   - 12 schools received an increase of 5.18% to 20.0%
   - 91 schools received an increase of 0.02% to 3.74%
   - 44 schools received a reduction of between –0.00% and –14.67% (5 of these had a reduction of –4.42% to –14.67%)

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School Funding Arrangements for 2025-26

The latest guidance on schools revenue funding arrangements for 2025-26 was published by the ESFA in November 2024.

For 2025-26, the following key elements of the schools NFF will apply:

The minimum per pupil funding levels will be set at £5,661 for primary schools and £6,829 for secondary schools. These levels were £5,273 and £6,375 respectively in 2024-25. The increase includes an additional £388 for primary and £454 for secondary to cover the additional teachers' pay and pension costs that were previously funded through the separate grants. The minimum per pupil funding levels are not to be confused with the age weighted pupil units (AWPU) funding levels within the NFF.

2019 data from the Income Deprivation Affecting Children Index (IDACI) has been used in place of 2015 data. The basis on which pupils are assigned to the seven IDACI bands has changed - they are now assigned based on rank rather than score. For example, Band A now consists of pupils in the most deprived 2.5% of lower super output areas (LSOAs), instead of consisting of pupils in LSOAs with an IDACI score greater than 0.5.

Premises funding will continue to be allocated at local authority level based on actual spend in 2024-25, with an RPI increase to the PFIX factor only.

Growth funding will be based on the same methodology as last year and will have the same transitional protection ensuring that no authority whose growth fund is reducing will lose more than 0.5% of its 2024-25 growth fund allocation.

Each year the local authority ask the ESFA to mitigate the reduction for historic commitments funding as part of their Central Schools Services Block DSG allocation. We are awaiting confirmation of this request of ££841,344.

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Shropshire Schools Forum has a statutory consultative and advisory role in respect of school funding, while the responsibility for determining and approving the funding formula rests with the local authority.

As well as applying the NFF factor values and weightings, Schools Forum agreed the following:

To transfer any remaining balance, up to 0.5% of the Schools Block, into the High Needs Block after fully funding individual schools in line with the NFF.

Outcome – it has been possible to transfer 0.25% (£547,218) of the Schools Block into the High Needs Block after fully funding schools in line with the NFF.

Shropshire's allocation followed NFF factor values provided in the APT for 2025-26.

Affordability of the Funding Formula

5. The Schools Block of the DSG is allocated to local authorities based on a primary unit of funding (PUF) and a secondary unit of funding (SUF). Shropshire's 2025-26 PUF is £5,661 and SUF is £6,829. These units of funding will be multiplied by the total October 2024 school census numbers on roll in Shropshire and added to Shropshire's historic spend on premises factors to give a total Shropshire Schools Block allocation for distribution to schools through the local funding formula.

6. Work completed to date on the APT is demonstrating that the NFF is affordable and we will be able to fund schools in line with the NFF.

Transfer of Funding between Blocks

7. The Schools Block remains ringfenced in 2025-26 but local authorities retain limited flexibility to transfer up to 0.5% of their Schools Block funding into another block with

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approval of Schools Forum. To transfer an amount above 0.5%, approval would need to be sought from the Secretary of State for Education.

8. In previous financial years (apart from 2023-24 and 2024-25 due to affordability), Shropshire Schools Forum approved a transfer up to 0.5% of the Schools Block to the High Needs Block to support the growing pressures on the high needs budget. Agreement was given to transfer remaining Schools Block budget (up to 0.5%) after fully funding schools in line with the NFF each year, including transitional protections and caps. Balances of £784,000 (0.49%), £397,000 (0.25%), £842,000 (0.5%) and £876,218 (0.5%) and £949,077 were transferred to the High Needs Block in previous years.

9. Following from 2024-25 into 2025-26 and increased cost pressures within the High Needs funding, as agreed by Schools Forum on the 12th December 2024, it is our intention to transfer up to 0.5% of the Schools Block budget into the High Needs Block.

10. Work completed to date on the APT demonstrates that it will be possible to transfer 0.24% £547,218) of the Schools Block into the High Needs Block after fully funding schools in line with the NFF.

Cabinet will be asked to recommend approval of the Shropshire schools funding formula for 2025-26 that delivers funding to Shropshire schools and academies through the application of the NFF formula factors and weightings on 12 February 2025.

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Shropshire Council	**Committee and Date** 12 February 2025	Item Public

Healthy People | Healthy Economy | Healthy Environment | Healthy Organisation

Local Plan and NPPF Position Statement

Responsible Officer:	Andy Wilde		
email:	andy.wilde@shropshire.gov.uk	tel:	01743 256 401
Cabinet Member (Portfolio Holder):	Chris Schofield (Portfolio Holder - Planning and Regulatory Services)		

1. Synopsis

1.1 This report provides an update to Cabinet on the implications of the updated National Planning Policy Framework and recommends an approach regarding the current Local Plan Review for the purposes of the examination and decision making on planning applications.

2. Executive Summary

2.1 On 12 December 2024, Government published an updated National Planning Policy Framework (NPPF) and associated updated standard methodology for assessing local housing need. On the 6th January 2025, the Inspectors examining the draft Shropshire Local Plan issued correspondence (ID47) outlining their soundness concerns with the Local Plan.

2.2 This report provides the following:

- Information on the new National Planning Policy Framework (NPPF) and its implications for decision making on planning applications and Local Plan preparation;
- An update to the Council's Housing Land Supply position as a result of the updated NPPF and associated updated standard methodology for assessing local housing need, which has resulted in a new local housing need figure for Shropshire;
- An update on the Council's ongoing Local Plan Review, in particular in light of the recent publication of the Inspectors letter (ID47) following hearing sessions in October 2024;
- Consideration of options and recommendation on how to respond to the Local Plan Inspectors following ID47, and the consequences for further plan making in

Shropshire as a result, including a proposed new timetable for plan preparation (Local Development Scheme);

- A recommended approach for how to respond positively to the updated NPPF and timescales for the ongoing Local Plan Review, including applying weight in decision making to the evidence base supporting the Local Plan Review in seeking to apply the presumption in favour of sustainable development.

2.2 On the final point, this report does not introduce new planning policy, and all planning decisions will continue to be made in accordance with national planning legislation and guidance. However, the implications of the updated NPPF and associated updated methodology for assessing local housing need on the Council's housing land supply is a particularly relevant consideration. This report therefore recommends an approach to supplement the Council's housing land supply in the absence of a recently adopted Local Plan.

2.3 The report is set within the context of the Council having a number of current planning applications yet to be determined on sites proposed for allocation in the Local Plan Review, and the prospect of several more being submitted in the coming months. It should also be noted that several proposed allocated sites have already received planning permission for development, either through positive decisions of the Council or through decisions of the Planning Inspectorate at appeal.

2.4 This report therefore seeks to provide a positive and pragmatic approach for the delivery of sustainable development in Shropshire in the period before the Council has a newly adopted Local Plan.

3. Recommendations

3.1. Cabinet:

1. Notes the implications of the updated National Planning Policy Framework (NPPF), in particular regarding the increased local housing need in Shropshire as a result of the associated updated national standard methodology; the implications for managing development in the Green Belt; and the transitional arrangements for plan making.

2. Notes that as a result of the new local housing need figure calculated as required by the updated NPPF, Shropshire cannot currently demonstrate a five year supply of deliverable housing sites.

3. Agrees that following receipt of the Local Plan Inspector's letter (ID47), and having considered the options outlined in Section 7 of this report, that the letter detailed in Appendix 1 is sent to the Inspectors as a response, and that subject to the agreement of the Inspectors the assessment processes referenced in this response are progressed in accordance with the stated Project Plan.

4. Agrees the new Local Development Scheme (LDS) included as Appendix 2.

5. Agrees that the evidence base supporting the draft 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).

Report

4. Risk Assessment and Opportunities Appraisal

4.1. It is a statutory responsibility for Councils to maintain an up-to-date Development Plan. Under the Government's 'plan-led' approach to development, the Local Plan is a key component of the overall Development Plan for the area, and should provide a positive strategy to enable an area to grow in a sustainable manner. Another part of the Development Plan for an area is Neighbourhood Development Plans, usually prepared via Town and Parish Councils'.

4.2. In dealing with planning applications, section 70(2) of the Town and Country Planning Act 1990 (as amended) requires a planning authority to have regard to the provisions of the Development Plan so far as it is material to the application. Further, section 38 (6) of the Planning and Compulsory Purchase Act 2004 (as amended) states if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

4.3. The updated National Planning Policy Framework (NPPF) and associated updated standard methodology for assessing local housing need published on 12 December 2024, have led to immediate and important changes to decision making on planning applications in the County. As a result of the new local housing need figure of 1,994 dwellings per year and the reintroduction of 'buffers', it is considered Shropshire can demonstrate a 4.73 years' supply of deliverable housing sites. This is important as it impacts upon the balance of considerations on relevant planning applications. Recognising the housing land position, and applying this in decisions on planning applications, will reduce the risk of legal challenge on procedural grounds.

4.4. With regard to the ongoing Local Plan Review, this paper presents two options by which to respond to the recent letter from the Planning Inspectors (ID47) outlining their concerns. In setting out these realistic options, and seeking Cabinet approval on a preferred approach, it ensures that the risk of resourcing these scenarios has been considered fully. For instance, the report acknowledges clearly that to respond fully to the Inspector's request within the timeframe set out is not possible, at least in part due to resourcing constraints. The report therefore provides a reasonable and pragmatic response to the Inspectors, having considered the risks involved.

5. Financial Implications

5.1. Shropshire Council is currently managing an unprecedented financial position as budgeted for within the Medium Term Financial Strategy approved by Council on 29th February 2024 and detailed in our monitoring position presented to Cabinet on a monthly basis. This demonstrates that significant management action is

required over the remainder of the financial year to ensure the Council's financial survival. While all Cabinet Reports provide the financial implications of decisions being taken, this may change as officers review the overall financial situation and make decisions aligned to financial survivability. Where non-essential spend is identified within the Council, this will be reduced.

5.2. This may involve:

1. Scaling down initiatives;
2. Changing the scope;
3. Delaying implementation; or
4. Extending delivery timescales.

5.3. It is generally considered planned growth provides the best possible opportunity for Shropshire Council to harness inward investment by providing a stable platform for investors and developers (from both the public and private sectors). Growth also provides an opportunity to secure contributions to help maintain and improve local facilities, services and infrastructure. It should also be recognised new growth also imposes an additional burden on local services and therefore provides opportunities to secure investment to improve local facilities which are the responsibility of Shropshire Council and other public service providers.

5.4. This report details the options considered in response to the recent Inspectors letter. The report recommends an approach which seeks to proceed with the current Examination, although it is recognised that this only partially responds to the Inspectors requests. This recommendation has taken account of financial and staff resource implications of undertaking this proposed additional work. It has been concluded it is not feasible for the Council to respond to all of the Inspectors comments in the way they would appear to prefer. Most notably, the request to extend the plan period by three years, with associated evidence base updates, is not considered to be either necessary or a good use of Council resources. It could also not be achieved within the 6 month time period postulated by the Inspectors. The proposal is therefore to seek reconsideration by the Inspectors on several points, which will have the effect of reducing the financial burden.

5.5. The transitional arrangements set out in the NPPF also have resourcing implications. Most notably, even if the current Local Plan Examination process were to proceed on the basis of the proposed response (this is subject to a future decision of the Inspectors) the NPPF requires the swift commencement of work on a further Local Plan Review, as early as this Autumn. The Local Development Scheme proposed in this report establishes an indicative timetable for this process. It is recognised this is a further significant burden on Council resources, and whilst there are ways to mitigate costs, for instance by seeking efficiencies in evidence base collection and seeking cost recovery wherever possible, there will remain a financial burden of undertaking this further review of the Local Plan. The new plan-making system is likely to be included in the Planning and Infrastructure Bill, which we understand is likely to be published in March. At this stage (and based on previous Government announcements), it is anticipated this new system will be more streamlined, which will likely reduce the financial burden, although at this stage it is difficult to quantify.

6. Climate Change Appraisal

6.1. The updated NPPF contains several polices designed to adapt to and mitigate the impact of climate change. Indeed, it should be noted that even in the absence of a five year supply of deliverable housing sites, national policy still advocates for a 'presumption in favour of sustainable development'. In assessing the sustainability credentials of new proposals, Councils' are therefore being specifically asked to have particular regard to directing development to sustainable locations, making effective use of land, securing well designed places, and providing affordable homes (NPPF, Para 11(d)(ii)).

6.2. Furthermore, the NPPF contains national policy promoting sustainable transport and planning for climate change. It remains the ambition of the NPPF to ensure the planning system supports the transition to net zero by 2050, taking full account of all climate impacts including overheating, water scarcity, and storm and flood risks. It specifies that new development should be planned for in ways that avoid increased vulnerability to the range of impacts from climate change and help to reduce greenhouse gas emissions - such as through its location, orientation and design.

6.3. This report seeks to set out a positive approach to decision making in the period whilst the Council cannot demonstrate a five year housing land supply. Given the significant evidence base supporting the draft Local Plan, it is considered appropriate to afford this some weight in decision making as a material consideration, supplementing other such material considerations like the NPPF. This evidence includes viability considerations, which are considered to allow new development to maximise fabric efficiency, ensuring all proposals of 10 or more dwellings achieve Part L of the building regulations as a minimum, and ensuring all residential developments provide a minimum of 10% of its predicted energy needs from on-site renewable and low carbon sources.

7. Background

7.1 The National Planning Policy Framework (NPPF) is a significant material consideration for decision making on planning applications and for plan-making. The NPPF was first introduced in 2012 and has since been through several iterations. The latest update was published by the Ministry for Housing, Communities and Local Government (MHCLG) on 12 December 2024. This update is supported by an updated standard methodology for assessing local housing need.

7.2 Navigating changes to national Planning Policy over the past few years has proven challenging for both Local Planning Authorities and local communities. It is fair to say the most recent update to the NPPF and standard methodology for assessing local housing need have introduced some of the most significant changes to planning policy in the last 20 years, and is highly relevant to Shropshire and many other Local Planning Authorities. These changes have immediate impact for decision making on planning applications. There are also a range of transitional arrangements introduced relating to plan-making, relevant to Shropshire's position.

7.3 The published update to the NPPF and associated update to the standard methodology for assessing local housing need are set in the context of Government's commitment to enable the delivery of 1.5 million new homes in the England during the five year parliament. This aspiration represents a steep uplift in housing delivery across the country as a whole and to achieve this means the vast majority of Local Planning Authority areas are now faced with significant increases in their local housing needs. In Shropshire's case, the new local housing need is 1,994 dwellings per annum, representing an 86% increase on the previous defined local housing need. As a direct result of this new local housing need figure, Shropshire cannot currently demonstrate a five year housing land supply. This will have an impact on how the Council takes decisions on planning applications as detailed from paragraph 7.43 onwards (below).

7.4 The Council has also recently received further correspondence (ID47) from the Planning Inspectors currently examining the draft Local Plan. By way of context, the Independent Examination has been running since September 2021, and has been subject to several hearing sessions on a range of issues. Most recently, following additional work undertaken by the Council in 2024 (agreed by Cabinet in April 2024) and public hearing sessions in October 2024, the Inspectors indicated they had identified a range of soundness concerns. These are now set out in the Inspectors further correspondence (ID47) dated 10 December 2024, but only received by Shropshire Council on 6 January 2025. The Council are being invited to respond to the Inspectors with a project plan, setting out how these issues will be rectified, within a six month timeframe.

7.5 In deciding how the Council now responds to the Inspectors letter it is appropriate to consider the implications of the updated NPPF and associated update standard methodology for assessing local housing need. In particular, the elevated local housing need figure for Shropshire and the proposed transitional arrangements.

7.6 This paper sets out the options considered and seeks agreement of the preferred response to the Inspectors, which is included as Appendix 1.

The Updated National Planning Policy Framework (NPPF)

7.7 For the sake of brevity, this report only draws Cabinet's attention to three specific areas of the updated NPPF: revised housing need and implications for housing land supply; managing development in the Green Belt; and the transitional arrangements. Each of these are considered to have a consequential impact to both decision-making on planning applications and plan-making. It is recognised the updated NPPF provides policy on a number of other areas, and as such this report also provides a link to the full document.

Shropshire's New Housing Need and Housing Land Supply

7.8 The updated NPPF is accompanied by an updated national standard methodology for calculating an area's local housing need. This has had a very significant impact on Shropshire's local housing need. Within the updated standard methodology, the baseline is informed by an area's current housing stock, a specific adjustment is then required in response to the area's overall affordability ratio. By way of context, the affordability ratio is calculated by dividing house

prices by median workplace-based earnings. The higher the ratio, the more challenging it is considered for residents to purchase properties.

7.9 In the case of Shropshire, this updated assessment results in a new local housing need of **1,994 dwellings per year**. Shropshire's previous local housing need (utilising the previous standard methodology) was 1,070 dwellings per year. The uplift of 924 dwellings per year (86% increase) is clearly very significant, and numerically is the largest increase in local housing need across the West Midlands.

7.10 There is a direct and immediate impact of this new local housing need figure, in the context of housing land supply. The concept of maintaining a minimum of five years of housing land supply is long established and is maintained in the updated NPPF. Paragraph 78 of the NPPF states "*Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old*".

7.11 Shropshire's current adopted Development Plan housing requirement is more than five years old and therefore it is the new annual local housing need figure of 1,994 dwellings which must be used in this assessment. The NPPF also states Councils need to increase this further by 5% as an additional buffer to create choice and competition in the market. The combined five year requirement plus buffer is therefore **10,469 dwellings**.

7.12 The Council's up to date Housing Land Supply is included as Appendix 3. This shows the Council is able to demonstrate a **deliverable supply of 9,902 dwellings** in the five year period. This includes a number of proposed site allocations in the draft Local Plan. Whilst this is a very considerable supply, it does mean that it is considered Shropshire can currently demonstrate a **4.73 years' supply** against need, which means a five year supply cannot currently be demonstrated.

7.13 Paragraphs 7.43-7.54 of this report outline the proposed approach to decision making on planning applications given the current housing land supply situation resulting from the new standard methodology and in the context of delay to adoption of a new Local Plan.

Managing Development in the Green Belt

7.14 Whilst maintaining many of the broad principles of Green Belt policy, such as the need for Councils to demonstrate exceptional circumstances in order to remove land from the Green Belt through Local Plan examinations, of importance the updated NPPF introduces the concept of "grey belt" – a sub category of Green Belt.

7.15 For the purposes of plan-making and decision making grey belt is defined as "*land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development*."

7.16 By way of context the 'purposes' of Green Belt referred to in this definition remain unaltered and are:

a) to check the unrestricted sprawl of large built-up areas;

b) to prevent neighbouring towns merging into one another;

c) to assist in safeguarding the countryside from encroachment;

d) to preserve the setting and special character of historic towns; and

e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

7.17 In very broad summary, there would appear to be an expectation that Local Planning Authorities prioritise the delivery on grey belt land before higher quality Green Belt land in both plan making and decision making. To inform future considerations on this issue, the Council will be seeking to update its Green Belt review evidence in 2025. Whilst this is principally to inform any future Local Plan review, it will also be used to inform decision making on relevant planning applications. The Council has submitted an expression of interest to MHCLG for financial support to undertake this further evidence, and are currently awaiting feedback.

Transitional Arrangements for Plan Making and new Local Development Scheme (LDS)

7.18 Whilst the updated NPPF and updated standard methodology for assessing local housing need (resulting in a new local housing need figure for Shropshire) apply immediately (from 12 December 2024) for the purposes of decision-making on planning applications, the NPPF also includes a range of transitional arrangements for the purposes of plan-making, which will be relevant to future plan-making in Shropshire.

7.19 In Shropshire's case because the draft Local Plan has been submitted for examination (Regulation 22 stage) the policies of the new NPPF (and new local housing need figure) do not apply to this draft Local Plan. Subject to consideration of the Inspectors' recent letter (see below) this would therefore allow the current examination to continue without the need to incorporate the new local housing need.

7.20 However, paragraph 236 of the NPPF stipulates that where the housing requirement of a draft Local Plan at examination meets less than 80% of the new local housing need, the Local Planning Authority "*will be expected to begin work on a new plan, under the revised plan-making system provided for under the Levelling Up and Regeneration Act 2023 (as soon as the relevant provisions are brought into force in 2025) in order to address the shortfall in housing need*". For clarity, the new 'plan-making system' referenced is not yet known but is likely to be set out in the upcoming Planning and Infrastructure Bill, expected in the Spring of 2025 and to come into force in the Autumn of 2025. At this stage the Council anticipates this system will be similar to that previously consulted on in 2023, which would require Local Planning Authorities to complete Local Plan Review's (including examination) within a 30 month timetable.

7.21 Shropshire's proposed housing requirement (1,423 dwellings per annum) in the draft Local Plan does not meet 80% of the new local housing need figure (1,994 dwellings per annum). In practice therefore, this will mean that regardless of the progress of the draft Local Plan currently at examination, the Council is likely to need to begin work on a new Local Plan under the new plan-making system, as early as this Autumn. This new Local Plan would need to incorporate the new local housing need figures.

7.22 The NPPF and subsequent correspondence from MHCLG requires Local Planning Authorities to set out what this means in terms of expected timeframes for plan preparation. Appendix 2 therefore provides a proposed new Local Development Scheme (LDS). This sets out a parallel process of the Council continuing with the current Local Plan examination (subject to agreement on the Council's response and if granted permission to do so by the examining Inspectors) and the timeframe for a new Local Plan Review starting in Autumn 2025.

7.23 The LDS proposes a timeframe for adoption of the current draft Local Plan in summer 2026, and adoption of the next Local Plan in summer 2028. It is acknowledged this cross over of plan preparation timeframes is highly unusual and not ideal. However, there would currently appear to be little flexibility, although the Planning and Infrastructure Bill may provide additional clarity.

7.24 The implications of these transitional arrangements are discussed further below within the context of assessing options for how to respond to the recent Inspectors correspondence (ID47).

Shropshire Local Plan Update

7.25 The draft Local Plan was submitted for Examination in September 2021, with independent Planning Inspectors appointed to undertake the Examination. Several public hearing sessions have occurred since then, most recently in October 2024. Following these sessions the Inspectors have issued correspondence (ID47) (which is included as a background paper to this report), which sets out a range of soundness concerns.

7.26 ID47 asks the Council to provide a project plan to the Inspectors which sets out how all of the soundness issues will be addressed within a six month timeframe. The letter states that should this not be possible, the Inspectors would need to consider the position with the likely outcome being the recommendation of the withdrawal of the draft Local Plan.

7.27 In broad summary, the Inspectors consider the following interrelated issues in combination have a cumulative effect that go to the heart of the draft Local Plan, and because of these shortcomings they find the draft Local Plan currently unsound:

- The pre-determined nature of the strategy, with specific reference to the outcomes of the Council's additional Sustainability Appraisal (SA) work undertaken in 2024;
- The apparent shift in land requirements that have taken place – this refers to the manner in which the Council is seeking to accommodate forecast unmet needs from the Black Country;
- The approach is at odds with the stated high growth strategy;

- The implications of the Black Country needs being met at the expense of Shropshire needs;
- Issues regarding the Sustainability Appraisal and approach to reasonable alternatives;
- The strategy does not meet the needs and commitments or strategic priorities of the area;
- The degree to which windfall sites and proposed 'saved' SAMDev site allocations are relied on in the housing and employment supply; and
- The impact of the loss of the proposed strategic employment site allocation (SHR166) at Shrewsbury.

7.28 The Inspectors also refer to the July 2024 letter from Minister of State Matthew Pennycook to the Chief Executive of the Planning Inspectorate. This sets out the expectation for Planning Inspectors to change their approach to Local Plan examinations, and to only apply pragmatism where plans are likely to be capable of being found sound with limited additional work to address soundness issues. The defined six month timetable for responding to these concerns has therefore become a consistent approach from Inspectors in situations such as this.

7.29 In responding to the Inspectors' concerns, it should firstly be recognised the issues raised are extensive, and the work required to rectify them is going to be challenging. It is also considered some of the Inspectors' conclusions are somewhat surprising given the evidence available at the examination. On the face of it, there would appear to be a lack of consistency with previous guidance provided by the Inspectors on some key points, and there are issues where the Council has a reasonable expectation they would have been highlighted earlier in the examination process.

7.30 Having reflected upon the Inspectors' letter, it is considered there are only two reasonable options open to the Council in approaching its response:

1) Withdraw the draft Local Plan from the Examination immediately as the Council would be either unwilling or unable to undertake the work required within the defined six month timeframe; or
2) Positively respond on the soundness concerns raised by the Inspectors which, on balance, the Council can either agree with or are prepared to accept. It is considered these identified soundness issues are capable of being rectified by further work. Under this option it should be recognised there are issues where the Council may not fully agree with the conclusions of the Inspectors, but are nevertheless willing to seek to undertake the work required within the six month timeframe in order to move forward positively and show a degree of pragmatism.

7.31 An option where the Council responds in full to all of the soundness concerns is not considered either possible or beneficial within the six month timeframe. The Council is therefore unable to respond to all of the issues identified.

7.32 The Council's proposed response is included as Appendix 1 to this report. This includes a Project Plan of work proposed to be undertaken. In summary it proposes a compromise position, where there is agreement to undertake further work on some issues, but clearly establishes the issues where we now request the Inspectors to reconsider their conclusions,, informed by material considerations detailed within the response itself. In arriving at this conclusion, there has been

significant consideration given to the NPPF's transitional arrangements for plan-making summarised in paragraphs 7.18 to 7.24 above.

7.33 Most obviously, the practical resourcing implications of seeking to continue with the current examination as opposed to choosing to voluntarily withdraw draft Local Plan, is an important consideration. In short, the benefits to the Council to seek to progress the current draft Local Plan to adoption in 2026 are considered to outweigh these obvious challenges. The most obvious benefit to the Council of adopting the draft Local Plan in 2026 would be the re-establishment of a five year housing land supply upon adoption. For clarity, this is because the NPPF allows Councils with a recently adopted Local Plan to assess their five year requirement against the adopted Local Plan target as opposed to the local housing need figure, which in Shropshire's case is higher. Technically, this would allow the Council to give full weight to the recently adopted Local Plan in decision making.

7.34 For the avoidance of doubt, should Cabinet agree to the proposed response to the Inspectors' letter, this will rely upon the Inspectors reconsidering some issues. It is felt there are material factors which would allow the Inspectors to do this, detailed within the proposed response, but it should be noted this is a decision outside of the Council's control.

7.35 One of the main points it is proposed to seek the Inspectors to reconsider regards theover the issue of plan period, and their expectation that the Council now seeks to extend it by three years and include equivalent additional housing and employment land supply. To put this into context, this alone would mean the Council needing to identify an additional 4,200 dwellings and 41ha of employment land. In short, it is considered this expectation at this stage of the examination is unreasonable, and from a practical perspective not achievable within the defined six month timetable. It is noted the Inspectors' letter was prepared in advance of the NPPF's new transitional arrangements. As detailed above, for Shropshire, this would mean beginning work on a further Local Plan Review as early as this Autumn, with a view to adopting that Local Plan in Summer 2028. With the awareness of this additional information, we see little benefit in extending the period of the current draft Local Plan by three years, and so on this basis it is proposed that the Inspectors are asked reconsider their position on this matter.

7.36 In summary, the proposed approach seeks to achieve the following:

- Accept the requirement for a new strategic employment site at Shrewsbury to offset the removal of site SHR166 from the draft Plan, and confirm the Council can undertake the necessary processes associated with addressing this soundness concern in the stipulated six month period.

- Whilst having significant concerns with a number of other soundness matters raised, indicate the Council is prepared to accept them in a pragmatic effort to move the examination forwards and confirm the Council can undertake the necessary processes associated with addressing this soundness concern in the stipulated six month period. These are:

  a. **The housing requirement**: increase of 1,000 dwellings to a total of 32,300 dwellings – consisting of two components, 30,800 dwellings for Shropshire and 1,500 dwellings as a contribution to unmet housing need forecast to arise in the Black Country.

b. **The employment land requirement**: increase of 10ha to 330ha – consisting of two components, 300ha for Shropshire and 30ha as a contribution to unmet employment land need forecast to arise in the Black Country.

c. **Accommodating contributions to the Black Country**: Identification of a new allocation(s) to accommodate proposed 1,500 dwelling and 30ha employment land contributions to the Black Country. The site assessment process undertaken to inform identification of this new allocation(s) will give explicit consideration to the benefits of co-location and proximity to the Black Country.

- Request the Inspectors reconsider their comments and soundness concerns, informed by the material issues raised within the proposed response, on the following issues:

  a. **The suitability of Stage 3 of the SA and site assessment methodology** – with specific reference to the work undertaken by the Council which is considered to be transparent and effective.

  b. **The suitability of the Green Belt evidence base** – within the context of providing evidence to support the site assessment process.

  c. **The Plan period addressed within the draft Shropshire Local Plan** – with specific reference to the expectation to extend the period by three years.

  d. **The housing and employment land supply** – with specific reference to the comments on reliance on windfall sites and proposed 'saved' SAMDev site allocations.

Housing and Employment Requirements and meeting the Black Country Unmet Need

7.37 Given the important implications resulting from the Inspector's letter, it is worth highlighting in more detail the expectations of the Council in accommodating some of the Black Country's unmet housing and employment needs.

7.38 By way of background, at earlier stages of the examination, it was agreed the Council met the legal Duty to Cooperate (DtC) process. This is a major hurdle in its own right, and in Shropshire's case was supported by the agreement reached with the four Black Country authorities (Dudley, Sandwell, Walsall and Wolverhampton) to accept 1,500 dwellings and 30 hectares of employment land as contributions to unmet needs forecast to arise in these areas. This agreement between the five Councils has been maintained throughout the examination.

7.39 It now seems clear the Inspectors have accepted the 1,500 dwellings and 30 hectare contributions, but have a significant concern about the manner in which this is proposed to be incorporated into the draft Local Plan. On the face of it, the Inspectors now require the Council to make a clear distinction between the Shropshire and Black Country elements of the requirements and to identify specific sites within the east of the County where these Black Country contributions can be accommodated, without compromising the ability of other identified site allocations to meet Shropshire's needs.

7.40 Previously, the Council has proposed to increase the housing and employment requirements by 500 dwellings and 20 ha respectively in seeking to respond to previous guidance from the Inspectors on this issue. However, the outcome of the

Inspectors latest comments would mean a further increase in housing and employment land requirements of 1,000 dwellings and 10 hectares of employment land respectively (in order to achieve the 1,500 dwellings and 30 ha of employment land in total), and the need for the Council to identify a new site or sites in the east of the County specifically to accommodate the contributions of 1,500 dwellings and 30 hectares of employment land. The Inspectors acknowledge many of the available site options are in the Green Belt.

7.41 In addressing these issues, it should be recognised the Council has sought at all stages of the examination to present options which appeared logical and responsive to the Inspectors correspondence. It is unfortunate therefore this issue has taken some time to resolve itself, and it would appear that the Inspectors updated position in ID47 is, at least in part, as a result of the objections of a number of 'omission' site promoters. Whilst clearly this is somewhat frustrating, it is an accepted part of plan-making.

7.42 On the basis of their letter, it is apparent the Inspectors are now inviting the Council to consider releasing Green Belt land in the east of the County specifically to accommodate Black Country needs. Whilst it is proposed to agree to consider this as part of the proposed Project Plan (if accepted by the Inspectors) and resultant further assessment work, it is important to remember it remains a decision for Shropshire Council to decide to formally propose allocations. This report therefore is only seeking approval from Cabinet to undertake the necessary assessment work, rather than reach any conclusions on site allocations, as quite rightly this does need to be subject to further SA.

Decision Making on Planning Applications in the Interim

7.43 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that in taking decisions on planning applications, determination will be made in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In light of the changing national policy through the updated NPPF and associated updated standard methodology for assessing local housing need, the impact this has had on the Council's housing land supply, and the impact of either a delay or withdrawal of the draft Local Plan from examination, it is considered appropriate to set out a clear position on decision-making in the County.

7.44 NPPF paragraph 11 sets out the implications of not having a five year housing land supply for decision making, within the context of the application of the presumption in favour of sustainable development. Bearing in mind the NPPF indicates that where a Council cannot demonstrate a five year supply of deliverable housing sites, this will mean its planning policies most important to the decision will be considered out of date. In this context the NPPF states:

"*where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination"

7.45 Firstly, and for clarity, the Council's housing land supply position is important in decision-making. It does not however mean that the Council must approve all housing development proposals. In effect, it requires the decision maker to apply less weight to policies in the adopted Development Plan, and more weight to the presumption in favour of sustainable development as a significant material consideration, when reaching a decision. This is why it is referred to as the 'tilted' balance.

7.46 It is also important to recognise that this 'tilted balance' approach maintains the general principles of good planning, in that development should be genuinely sustainable in order to be approved. Indeed, paragraph 11 of the NPPF specifically highlights several important considerations for the Council before concluding whether a proposal is genuinely sustainable. Notably it directs development to sustainable locations; ensures it makes efficient use of land; secures well designed places; and provides affordable housing. Other policies of the NPPF will also be relevant in determining the sustainability of proposals.

7.47 Should Cabinet agree the proposed approach to responding to ID47, and subject to the Inspector's views on this, there is either going to be a delay to the adoption of the draft Local Plan or the draft Local Plan will likely need to be withdrawn from the Examination. Whilst the proposed approach set out in response to the Inspectors seeks to be positive and pragmatic, and ultimately, it is hoped , would enable continued progress with the examination, there is a real prospect that further delay to this process will have an unhelpful and destabilising impact on Shropshire's communities and the wider housing market.

7.48 Therefore, when taking these issues together - the impact of the NPPF and the further delay to the adoption of the draft Local Plan - it is felt important for the Council to signal a positive stance on development in the County, especially where emerging development proposals are in general conformity with the draft Local Plan. This approach therefore advocates the use of the evidence base supporting the draft Local Plan in decision making as a material consideration, whilst continuing to reflect upon and take account of the extent and scope of any unresolved objections made to the proposed allocation of sites.

7.49 The proposed site allocations in the draft Local Plan, both housing and employment land, have all been subject to extensive site assessment and consultation. The Council's position is that these sites are located in sustainable locations and offer the opportunity to deliver genuinely sustainable development. Indeed, the evidence base supporting these proposed allocations has included discussions and agreement with various statutory agencies and infrastructure providers. Furthermore, it should be noted that the Council's housing land supply calculation of 4.73 years, is based on the identification of 9,902 dwellings as being deliverable over the next five years, this includes around 2,000 dwellings on draft site allocations in the draft Local Plan. The inclusion of dwellings on these sites in the housing land supply is therefore reliant on this proposed approach to such sites.

7.50 Whilst the recent draft Local Plan Inspectors letter (ID47) raised a number of soundness concerns, the outcome of these concerns is prompting the Council to further increase its housing requirement and to identify additional site allocations in order to further bolster housing supply. It does not require the Council to allocate fewer sites. Whilst it is recognised the Inspectors have yet to formally consider the majority of the proposed site allocations, it is considered there has been an opportunity through the Regulation 19 consultation and submission of written representations to the Stage 2 Hearings, for parties who have concerns to raise them. These concerns could also be taken into account in determining planning applications.

7.51 It is notable that several of the proposed housing allocations in the draft Local Plan have already been granted planning permission, with some also being under development or indeed completed. Many of these permissions have been granted by the Council specifically applying weight to the draft Local Plan, as well as other material considerations, most notably increases to affordable housing provision on site, relative to policy requirements.

7.52 Therefore, whilst this report does not signal a change in policy towards the consideration of these sites, and does not alter the normal process for the consideration of planning applications brought forward in line with section 38 (6) of the Planning and Compulsory Purchase Act 2004 (as amended), it is important that in light of the changing housing land supply position and the application of the presumption in favour of sustainable development, that these draft site allocations are now given positive consideration in principle, subject of course to the considerations of any site specific issues raised.

7.53 Given the situation with the five year housing land supply, it is inevitable that the Council will also be required to consider a number of applications on development sites outside those allocated in the draft Local Plan. These will need to be assessed on a case by case basis and may, once assessed, amount to further proposals for sustainable development, and for the period where the Council cannot demonstrate a five year housing land supply, where the 'tilted balance' will apply.

8. Additional Information

8.1. Further information on the planning policies within the updated National Planning Policy Framework is available within the document itself, available via: https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf

8.2. Government's updated standard methodology for assessing local housing need is detailed within National Planning Practice Guidance (NPPG) on Housing and Economic Needs Assessment, which is available via: https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments

8.3. All the latest information on the ongoing draft Local Plan examination is available via the examination and latest news page, available via the Council's website at:

https://www.shropshire.gov.uk/planning-policy/local-planning/local-plan-review/draft-shropshire-local-plan-2016-2038-examination/examination-calendar/

8.4. The Inspectors most recent letter (ID47), is available on the Council website at: https://www.shropshire.gov.uk/media/29362/id47-inspectors-findings-following-stage-2-hearing-sessions-dec-24-received-by-sc-060125.pdf

9. Conclusions

9.1. On 12 December 2024, Government published an updated National Planning Policy Framework (NPPF) and associated updated standard methodology for assessing local housing need.

9.2. It is considered that three specific areas of policy change within the NPPF are particularly important to be noted by Cabinet. These are:

a. Revisions to the assessment of local housing need, which has very significant implications for Shropshire. Specifically, local housing need has increased from 1,070 dwellings per year to **1,994 dwellings per year**.

b. Alterations to the approach to managing development in the Green Belt, through the introduction of a new category, termed grey belt.

c. Transitional arrangements, which will require the Council to commence a further Local Plan Review as early as this Autumn, irrespective of progress on the draft Local Plan currently at examination.

9.3. Government has requested that Local Planning Authorities set out what the transitional arrangements mean, in terms of expected timeframes for plan preparation. It is proposed that this is achieved through an update to the Local Development Scheme (the project plan for plan making) which forms Appendix 2 of this report. It is recommended that Cabinet agree this Local Development Scheme for the purposes of guiding plan making in Shropshire.

9.4. Cabinet are also asked to note that as a direct result of the updated NPPF and new local housing need figure resulting from Government's new standard methodology, Shropshire cannot currently demonstrate a five year housing land supply (the latest assessment forms Appendix 3 of this report). This will have an impact on how the Council takes decisions on planning applications.

9.5. On the 6th January 2025, the Inspectors examining the draft Shropshire Local Plan issued correspondence (ID47) outlining their soundness concerns.

9.6. Having reflected upon the Inspector's letter, it is considered there are only two reasonable options open to the Council in approaching its response to the Inspectors. These are to propose the immediate withdrawal of the draft Local Plan from examination; or to positively respond and propose a compromise position.

9.7. This compromise position would entail outlining those soundness concerns which we accept or are prepared to accept in order to move forward positively and show a degree of pragmatism. It would also confirm we are able to undertake the work associated with addressing these concerns within

the six month timeframe postulated by the Inspectors. However, it would then indicate those soundness concerns which we do not accept and could not address within the six month timeframe postulated by the Inspectors, therefore requesting they reconsider each, informed by the material consideration outlined.

9.8. An option where the Council responds in full to all of the soundness concerns is not considered either possible or beneficial within the six month timeframe postulated by the Inspectors. The Council is therefore unable to respond in full in the manner in which the Inspectors appear to be requiring.

9.9. On balance, it is recommended that having considered the options outlined, Cabinet approves the submission of the proposed response to the Inspectors, which is included as Appendix 1 to this report.

9.10. This proposed response seeks to positively respond to the Inspectors and propose a compromise position. It also confirms the Council considers that it can undertake the necessary processes to address specified soundness concerns in the specified six month period postulated by the Inspectors and sets out a project plan for doing so.

9.11. In summary, this response would involve accepting the soundness concern raised regarding the requirement for a new strategic employment site at Shrewsbury to offset the loss of site SHR166. It would also involve expressing concern about, but pragmatically accepting, the soundness concerns raised regarding the housing and employment land requirements (resulting in their increase by 1,000 dwellings to 32,300 and 10ha to 330ha respectively); and the approach to accommodating contributions to the Black Country (resulting in the need to identify a new site allocation(s) to accommodate proposed contributions to the Black Country, in the east of the County.

9.12. However, it would also involve requesting the Inspectors reconsider their soundness concerns (informed by material issues raised in the proposed response), regarding the suitability of Stage 3 of the SA and site assessment methodology; the suitability of the Green Belt evidence base; **the Plan period**; and the housing and employment land supply.

9.13. For the avoidance of doubt, should Cabinet agree to the proposed response to the Inspectors letter (ID47), this will rely upon a future decision by the Inspectors, informed by reconsideration of queried soundness concerns. It is felt there are material factors which would allow the Inspectors to do this, detailed within the proposed response, but it should be noted, this is a decision outside of the Council's control. If the Inspectors do not reconsider these soundness concerns or do not reach conclusions consistent with the Council, it is likely this would result in them recommending withdrawal of the draft Local Plan.

9.14. Finally, it is recommended that Cabinet agree that the evidence base supporting the draft 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).

9.15. This approach would not signal a change in policy towards the consideration of these sites, and does not alter the normal process for the consideration of planning applications brought forward in line with section 38 (6) of the Planning and Compulsory Purchase Act 2004 (as amended). However, it is important that in light of the changing housing land supply position and the application of the presumption in favour of sustainable development, that these draft site allocations are now given positive consideration in principle, subject of course to the considerations of any site specific issues raised.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

The updated National Planning Policy Framework: https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf

Inspectors letter (ID47): https://www.shropshire.gov.uk/media/29362/id47-inspectors-findings-following-stage-2-hearing-sessions-dec-24-received-by-sc-060125.pdf

Local Member: ***All***

Appendices

Appendix 1: Proposed response to the Local Plan Inspector's letter (ID47)

Appendix 2: Draft Local Development Scheme (February 2025)

Appendix 3: Shropshire Five Year Housing Land Supply Assessment (2024 base date)

Inspectors:
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Date:

Shropshire Council Response to Inspectors Correspondence ID47

Dear Inspectors,

1.1. This letter sets out Shropshire Council's response to your correspondence (ID47), which is dated 10th December 2024, but was only received by the Council on 6th January 2025.

1.2. ID47 details your soundness concerns with the draft Shropshire Local Plan following Stage 2 Hearings that occurred in October 2024. Needless to say, the Council is deeply disappointed with your conclusions.

1.3. Furthermore, having undertaken Stage 1 hearing sessions in July 2022, where issues such as Sustainability Appraisal (SA) methodology were discussed, and having sought to positively respond to the soundness concerns raised in your Interim Findings (ID28) and subsequent related correspondence, the Council is also very surprised with many of the soundness concerns and wider criticisms raised by you at this advanced stage of the Examination.

1.4. Nevertheless, the Council has carefully reviewed the soundness concerns you raise in ID47. On reflection, the Council considers these fall into three categories, which are:

a. Those the Council accepts and considers it can undertake necessary processes to address within the stipulated six month period.

b. Those with which the Council has significant concerns, but are prepared to accept in a pragmatic effort to move the examination forwards and considers it can undertake necessary processes to address within the stipulated six month period.

c. Those which the Council does not accept (for reasons we will set out), and as such are not prepared to undertake further work. On these issues, the Council requests you reconsider your conclusions, based upon the evidence set out in this letter.

1.5. The Council now provides detailed responses to the various soundness concerns you have identified in ID47 on a topic basis and indicates which of these three categories it considers they constitute.

2. Employment Site at Shrewsbury

2.1. Within paragraphs 46-50 of ID47 you agree with the Council's conclusion that site SHR166 should be removed from the draft Shropshire Local Plan, but raise concerns with the loss of this site on the strategy for Shrewsbury, given the *"considerable importance on this proposed allocation"* and as such conclude *"an alternative new strategic employment allocation in Shrewsbury would need to be found"*.

2.2. On reflection, the Council accepts this conclusion and agrees an alternative strategic employment site (25ha+ site, consistent with the definition of a strategic sites within the Council's site assessment methodology and wider work undertaken in the region) should be identified at Shrewsbury, to compensate for this loss. The Council considers it can undertake necessary additional processes to facilitate this position in the stipulated six month period.

2.3. Within paragraph 49 of ID47 you query whether the Council could have sought to address this issue earlier within the examination. Whilst it is recognised the scheduled monument was designated on the site in late 2022, the Council considers it raised its updated position at the earliest opportunity available to it.

2.4. This is because the position needed to be informed by appropriate discussions with the site promoter. Furthermore, the Council is aware it is the Inspectors that determine examination timetables and processes and the Council considers the Stage 2 Matters, Issues and Questions represented the first opportunity presented to raise the updated position under a formal examination process, informed by the discussions that had occurred with the site promoter.

3. Housing and Employment Land Requirement

'Not Positively Prepared'

3.1. Within paragraph 62 of ID47, you conclude the draft Shropshire Local Plan is not positively prepared as it would "*fail to meet the housing and economic development needs of Shropshire, or to deliver on the clear commitment to addressing some of the unmet needs in the BC*". The Council struggles to see how this can be the case.

3.2. It is worth setting out what paragraph 35 of the National Planning Policy Framework (2021) (NPPF) says regarding 'positively prepared' in the context of soundness: *"Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development*".

3.3. Footnote 21 and paragraph 61 of the NPPF clarify that in defining the minimum number of homes needed, strategic policy should be informed

by a local housing need assessment, conducted using the standard method.

3.4. On the face of it, the proposed housing requirement (following proposed main modifications) of **31,300 dwellings** over the period 2016-2038 is more than sufficient to meet the local housing need for Shropshire of 25,894 dwellings plus the specific proposed contribution of 1,500 dwellings to the Black Country agreed within a Statement of Common Ground (totalling some **27,394 dwellings**) for the same period 2016-2038.

3.5. Similarly, the proposed employment land requirement (following proposed main modifications) of **320ha** over the period 2016-2038 is more than sufficient to meet local employment land need for Shropshire of 250ha plus the specific proposed contribution of 30ha to the Black Country agreed within a Statement of Common Ground (totalling some **280ha**) for the same period 2016-2038.

3.6. Notably, within paragraph 13 of ID28 and paragraph 2 of ID36 you concluded *"the Council's approach to identifying the housing and employment land needs derived within Shropshire itself to be sound."*

3.7. Also notably, within paragraph 13 of ID28 you specified that *"in principle, the Council's intention to address some of the Association of Black Country Authorities (ABCA) unmet needs (1500 homes and 30ha of employment land), aligns with the spirit of the DtC [Duty to Cooperate]."* This position was reiterated within the Stage 2 Hearings when you indicated that you accepted the Council's position regarding the extent of proposed contributions to the Black Country (Matter 1: 5 hours and 13 minutes; Matter 2: 11 minutes).

3.8. It is an obvious point, but one worth making in this context, there is a clear distinction between housing need and housing requirement. The Council has expressed concerns about the apparent conflation of these in previous correspondence.

3.9. Whilst the Council appreciates the submission version of the draft Shropshire Local Plan proposed an approach which explicitly exceeded defined needs (for local housing need, this was calculated using the standard methodology with a 2020 base date and for employment was calculated using an appropriate methodology consistent with best practice and guidance and 2020 base date), this does not alter defined needs in Shropshire. It is just that the Council has proposed a strategy which sought to exceed them as part of a 'high growth' agenda, and on this basis chosen a higher housing requirement.

3.10. If you feel the draft Shropshire Local Plan is unsound because, in your view, the additional material in not based on sufficient evidence (which it would appear to the Council is your view based on your wider comments) this would indicate your issue is actually with the second test of soundness, i.e. the plan is 'not justified'. Therefore, as things

stand, the Council struggles to understand your conclusion that the plan is 'not positively prepared'.

3.11. However, notwithstanding this, we outline below our response to your 'justified' soundness concerns regarding the housing and employment land requirement, which we consider equally addresses your 'not positively prepared' soundness concerns on this matter.

<u>High Growth and a Contribution to the Black Country is 32,300 Dwellings / 330ha Employment Land</u>

3.12. Within paragraph 8 of ID47 you conclude that if the Council is to pursue a 'high-growth' housing option then it should *"set out two separate housing requirements, 30,800 to meet Shropshire's need and an additional requirement of 1,500 to help address unmet housing need in the BC. This would give an overall total requirement of 32,300"*.

3.13. Similarly, in paragraph 12 of ID47 you conclude that if the Council is to pursue a 'high-growth' employment land option it must equate to 330ha.

3.14. The Council is very surprised by these conclusions, as it originally assessed both of the options outlined (32,300 dwellings and 330ha employment land) as High-Growth variation 3 within the additional SA work undertaken in early 2023 (GC29) in response to ID28.

3.15. However, following a Pre-Action Protocol letter from BRE Estates to the Inspectorate and the Council, you prepared ID36 in October 2023 and then subsequently in response to the Council's request for clarification on a number of points (GC41), you prepared ID37 in January 2024.

3.16. Within ID36 and ID37 you concluded the Council had over-complicated the initial additional SA (GC29), and as such provided the basis by which it should be re-undertaken.

3.17. Paragraph 5.7 of ID37 included *"What the SA should do is test options based on the 2020 baseline with 2 extra years, but <u>only look at the growth options tested in the original SA</u>, so a 5, 10 and 15% uplift and look at this with the Black Country unmet needs of 1,500 homes and without it."* (our emphasis).

3.18. Paragraph 5.8 included *"…However, it is noteworthy that the economic growth options tested were 'significant growth', 'high growth' and 'productivity growth', so 3 different growth options whereas the revised SA tests 5 growth options. As set out above, <u>increasing the growth options just seems to complicate matters</u>…"* (our emphasis).

3.19. The high-growth housing and employment land options the Council considered in the further SA work (GC44) responded to your guidance in full. It identified the high-growth housing option (with a contribution to the Black Country) as 31,300 dwellings, consisting of around a 15% uplift on the identified 2020 baseline local housing need, plus a further specific uplift of 1,500 dwellings as a contribution to the Black Country.

It identified the high-growth employment land option (with a contribution to the Black Country) as 320ha, consisting of around a 15% uplift on the identified 2020 baseline employment land need, plus a further specific uplift of 30ha as a contribution to the Black Country.

3.20. Based on your guidance in ID36 and ID37 the Council concluded that it was not expected, or indeed being invited, to assess any alternative housing or employment land growth options, including any equivalent to those you now outline in ID47.

3.21. In reading paragraphs 9 and 10 of ID47, it would seem you consider guidance provided in ID37 was in some way mis-informed by paragraph 3.4 of the Council's document GC41 (the Council's request for clarification to ID36). The Council cannot see how this can be the case.

3.22. In GC41, the Council endeavoured to explain the process it had undertaken in GC29 and sought your confirmation of an agreed approach to proceed, which you subsequently outlined in ID37.

3.23. Paragraph 3.4 of GC41 forms part of the explanation of the housing growth options, but cannot be read in isolation, as paragraphs 3.5-3.16 of GC41 continue this explanation.

3.24. Notably, paragraph 3.4 is clear that it sets out how the Council originally undertook preparation of reasonable options for its housing and employment requirements in the Issues and Options paper (EV003.01). It states: "*The methodology for determining these growth options was explained within the Issues & Strategic Options Consultation Document (EV003.01)…*"

3.25. Paragraph 3.5 then details how these options were reflected in GC29, utilising the 2020 baseline Local Housing Need assessment.

3.26. Paragraph 3.6 of GC41 was equally clear that the 'baseline' for the options assessed in GC29 differed from that at the Issues and Strategic Options stage, as it utilised *"the 2020 baseline"* which "*clearly represented an updated baseline position compared to the Issues & Strategic Options document, which relied upon a Local Housing Need (defined through the Full Objectively Assessed Housing Need) at the 2016 baseline."* (our emphasis).

3.27. This point was reiterated in paragraph 3.12 of GC41 which specified that "*The key distinction between the actual figures resulting from the growth options in EV003.03 and GC29 is therefore not due to a change to the growth options or reliance on the Local Housing Need assessed in 2023. The distinction arises from the fact that the growth options in EV003.03 were calculated using the 2016 Objective Assessment of Local Housing Need but in GC29 the growth options used the Local Housing Need as assessed in 2020 from the standard methodology."* (our emphasis).

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3.28. Furthermore, paragraph 3.8 of GC41 addressed the option you now outline within ID47, stating *"High growth variation 3 represents an option which is the housing requirement in the Submission draft Local Plan, plus an additional 1,500 dwellings representing the level of unmet housing need the Plan is seeking to accommodate from the Black Country (i.e. 30,800 + 1500), which represents around a 19% uplift on Local Housing Need (using the 2020 base date)."* (our emphasis).

3.29. Similar explanations were provided for employment within paragraphs 3.17-3.23 of GC41.

3.30. As such, the Council considers its communication to you in GC41 was clear and unambiguous.

3.31. Paragraph 10 of ID47 outlines your central concern regarding the housing requirement; that the application of the high growth strategy (15% above defined needs at 2020) results in a net reduction in Shropshire's housing requirement (without consideration of Black Country needs) compared to the submission version of the Plan (29,800 as opposed to 30,800). Paragraph 12 of ID47 outlines similar concerns for employment.

3.32. Put simply, this is the case for one reason only: the baseline local housing need reduced between 2016 and 2020. However, the Council considers given the explanation provided in GC41 (summarised above), it was apparent at the time of writing ID37 that the approach you outlined would inevitably result in this outcome.

3.33. Irrespective of this, the Council recognises issues evolve through an Examination process. It also notes that several objectors raised this issue at the recent hearing sessions, and it is clearly right that you take the opportunity to hear the comments and objections of others, and that these may well shape your views in an iterative manner.

3.34. Furthermore, the Council accepts the housing and employment land requirements contained in draft Policy SP2 (30,800 dwellings and 300ha employment land) of the submission draft Shropshire Local Plan were more than 15% above need at baseline 2020 – although at this time this was intended to include proposed contributions (1,500 dwellings and 30ha employment land) to the Black Country.

3.35. In finding the approach of the Council unsound, it is assumed you now consider the only appropriate strategy for the housing and employment land requirements in Shropshire are the proposed requirements at submission plus a specific separate uplift consistent with the proposed contributions to the Black Country (32,300 dwellings and 330ha employment land). On this basis the Council are prepared to accept your findings in a pragmatic effort to move the examination forward.

3.36. However, it is deeply disappointing that this issue is being raised now, given the Council expressly assessed the very options you seem to

require us to proceed with (32,300 dwellings and 330ha of employment land), as part of the original additional SA work (GC29) undertaken in early 2023, and having revised this SA work within GC44, directly in line with your subsequent guidance in ID37.

3.37. The Council considers it therefore had a reasonable expectation, based on the guidance provided, to consider you were content the additional SA work (GC44) established the reasonable housing and employment land growth options, incorporating the Black Country unmet needs.

Assessment of Black Country Contributions

3.38. Within paragraphs 19 and 20 of ID47 you raise concerns with Sections 6 and 7 of the additional SA (GC44) undertaken by the Council, which assess the reasonable options for contributions to unmet housing and employment land needs forecast to arise in the Black Country.

3.39. Specifically, you express concern these sections do not consider the sustainability implications of proposed contributions "*'in addition' or 'over and above' the Shropshire needs*".

3.40. Whilst this is correct, it was intentional as Sections 6 and 7 of the additional SA (GC44) consider the sustainability implications of the reasonable options for contributions to the Black Country themselves.

3.41. Implications of the reasonable options for contributions to the Black Country 'in addition' or 'over and above' Shropshire needs are specifically considered in Sections 8 and 9 of the additional SA (GC44).

3.42. The Council have addressed above the methodology utilised in these sections of the additional SA (GC44). As such, the Council request you reconsider your concerns on this matter.

Housing and Employment Land Requirement Conclusion

3.43. The purpose of this examination is to determine whether the draft Shropshire Local Plan is legally compliant and sound. The Council considers the proposed housing and employment land requirements were:

a. 'positively prepared' as they meet local need and provide appropriate contributions to the Black Country (as detailed in this document, you have accepted the Council's approach on both these matters).

b. 'justified' as through the additional SA work (GC44) it assessed all reasonable alternatives identified using the methodology provided by you in ID37. Informed by this and other relevant information identified proposed housing and employment land requirements.

c. 'effective' as they are deliverable over the plan period, with further detail provided later in this document.

d. 'consistent with National Policy', particularly the expectations of paragraphs 61 and 62 (housing) and 81-85 (employment).

3.44. However, ultimately you have concluded this approach was unsound and have asked the Council to modify the requirements accordingly. On this basis, the Council is prepared to consider again the option you set out in ID47 which culminates in total requirements of 32,300 dwellings and 330 hectares of employment land, in a pragmatic effort to move the examination forward.

3.45. The Council considers it could undertake the necessary additional processes to facilitate this position in the stipulated six month period.

4. Accommodating Proposed Contributions to the Black Country

Reducing the Ability to Meet Shropshire Needs

4.1. Within paragraphs 23-24 of ID47 you address the sites identified to accommodate proposed contributions to the Black Country. It is clear from these paragraphs that your concerns about the Council's approach are that, in your view, it reduces the ability of the identified sites to meet Shropshire's needs.

4.2. Shropshire Council is somewhat surprised by this conclusion, as it had understood your concern on these proposed contributions related to lack of specific assessment as part of SA growth options and ability to monitor contributions. Indeed, paragraph 2 of ID47 you expressly state the proposed contributions were *"made clear in the submitted Local Plan".*

4.3. However, it is now apparent you have fundamental concerns about the approach the Council has taken which has identified existing proposed allocated sites to accommodate this unmet need. It is equally apparent you now require the Council to identify new sites for the purpose, and therefore presumably omit any existing proposed allocations from the assessment process.

4.4. The Council is disappointed that this view was not expressed in ID37, although it is also accepted it is your role in the examination to hear objections, and respond if needed.

4.5. Whilst the Council continues to have reservations on this conclusion, in order to progress positively with the examination this is an area the Council are prepared to pragmatically accept.

Location of Sites to Accommodate Black Country Contributions

4.6. Within paragraphs 53-60 of ID47 you address the location of sites proposed to accommodate Black Country contributions, concluding you have *"serious concerns about the geography and distribution"* of these proposed allocation. You acknowledge that sites at the Former Ironbridge Power Station, Bridgnorth and Shifnal are all well related to the Black Country, but conclude the site to the west of Shrewsbury is far less so – particularly when compared to locations on the M54

corridor. The Council notes that in drawing this conclusion, you make reference to Telford and Wolverhampton. The Council presumes the reference to Telford is an inadvertent error, as whilst Wolverhampton is in the Black Country, Telford clearly is not.

4.7. In paragraphs 58-60 of ID47 you conclude the *"most sustainable approach"* would be for sites intended to accommodate contributions to the Black Country to be *"close to the BC where people migrating and commuting to Shropshire are likely to still have links they would wish to maintain"* and have the *"opportunity to realise the well-recognised benefits of locating housing and employment land close together"*, identifying *"sites around Shifnal and Albrighton"* as examples of where this can be achieved.

4.8. The Council is surprised with your reference to the **most** sustainable approach, as the justified 'tests of soundness' in paragraph 35 specifically and intentionally refers to "an appropriate strategy" rather than most sustainable or most appropriate.

4.9. The Council is also surprised you have "*serious concerns about the geography and distribution".* We consider the exercise undertaken to identify a reasonable assessment geography (informed by consideration of geographic proximity to the Black Country, migration and commuting patterns and travel to work areas) provided confidence that all sites subsequently assessed were capable of sustainably accommodating proposed contributions to the Black Country.

4.10. Furthermore, the Council would note that your conclusions in ID47 largely support this position, given you indicate three of the four sites identified for this purpose were appropriately located. The Council of course recognises this is a separate matter to whether these sites, as existing allocations, are appropriate to accommodate proposed contributions to the Black Country, which we discussed above.

4.11. However, with regard to the one site about which you express concern (west of Shrewsbury), the Council is prepared to accept your conclusion – in effect sites to accommodate proposed contributions to the Black Country should be located in the east of the County.

4.12. With regard to the benefits of co-locating housing and employment that you raise within paragraph 58 of ID47, we note this was an argument presented by omission site promoters at the hearings, and the Council generally accepts this basic principle that there can be benefits from such an approach.

Conclusion

4.13. The Council has reservations about the conclusions you have reached regarding the sites proposed to accommodate the contributions to the Black Country.

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4.14. However, the Council are prepared to accept your findings in an effort to move the examination forward in a pragmatic manner.

4.15. In undertaking any further work, it would seem the only way to rectify this issue is for the Council to propose a new site or sites, not proposed for allocation already. This assessment of reasonable options should be restricted solely to sites in the east of the County, taking into account your conclusions on Shrewsbury.

4.16. You recognise many of these options will be in the Green Belt. In undertaking any fresh assessment, the Council will of course need to consider carefully the implications of national Green Belt policy and, if necessary, the exceptional circumstances for further Green Belt release.

4.17. In para 54 of ID47, you conclude the Council has already provided evidence to demonstrate exceptional circumstances for releasing some Green Belt for its own needs. Whilst this is true, it should be noted that at this stage of the examination the Council has only received feedback from you on this evidence with respect to the site at RAF Cosford, where you concluded exceptional circumstances had not been met.

4.18. The Council considers it could undertake the necessary additional work to facilitate this position within the stipulated six month period.

5. Sustainability Appraisal and Site Assessment Methodology

5.1. Within paragraph 26 of ID47 you address the Council's SA and site assessment methodology, concluding the Council's judgement when identifying proposed allocations in Stage 3 *"lacks transparency or a clear balancing exercise. In some cases the judgements made do not take account of earlier scoring leading to what appear as illogical conclusions."*

5.2. The Council is extremely disappointed by these conclusions, and firmly believes that the SA and site assessment methodology is proportionate and robust. For the reasons we outline below, we request you reconsider your position.

5.3. This reconsideration is crucial, as whilst the Council is prepared to set out a project plan to seek to address a range of your soundness concerns in the defined six month period, this will require further SA and site assessment work. However, we will be unable to do this if you are unable to agree our current SA and site assessment methodology is appropriate for this purpose.

5.4. To inform this reconsideration the Council, will address the concerns you raise.

5.5. The Council cannot see how there is any perception of a lack of transparency. The methodology employed by the Council within the site

assessment process (including Stage 3) is detailed within chapter 4 of the SA and Site Assessment Environmental Report (SD006.01).

5.6. Furthermore, within Stage 3 of the site assessment process, the Council details the range of considerations taken into account. This includes a summary of analysis undertaken by Highways, Heritage, Ecology, Tree, and Public Protection Officers; key data and conclusions from technical studies; infrastructure requirements and opportunities; and other strategic considerations, informed by professional judgement. The Council then clearly summarises the conclusion it has reached on all sites it has assessed and explains it reasoning for these conclusions.

5.7. Whilst the Council accepts you may disagree with the conclusions it has reached, this does not constitute a lack of transparency.

5.8. With regard to the concern regarding the balancing exercise, the Council considers this is inherent within the Stage 3 assessment process, which details all the considerations and then identifies conclusions reached and explains why this is the case.

5.9. Again, whilst the Council accepts you may disagree with the conclusions it has reached, this does not constitute a lack of a clear balancing exercise.

5.10. Within regard to the concern that the Stage 3 conclusions do not take account of earlier scoring, the Council presumes that this is in reference to the scoring in Stage 2a of the assessment, within which the Council assessed the performance of sites against the SA objectives.

5.11. For the avoidance of doubt, the Council explicitly considers the results of Stage 2a of the site assessment, alongside all other relevant information, when drawing conclusions in Stage 3 of the process. This is demonstrably the case, as the scoring of each site in Stage 2a is documented within the Stage 3 assessment, alongside other relevant considerations.

5.12. In order to be transparent about this process, paragraphs 4.22 and 4.23 of the SA and Site Assessment Environmental Report (SD006.01), confirm that Stage 3 was informed by *"…The results of Stage 2a of the Site Assessment process (which informs the assessment of sites)"* and *"Once initial conclusions were reached within Stage 3 of the Site Assessment process, the results of Stage 2a (the Sustainability Appraisal) process were considered before proposals were finalised."*

5.13. This is further evidenced in the assessment work undertaken by the Council to identify sites to accommodate proposed contributions to the Black Country. During this process, Stage 2a of the site assessment process was updated to reflect the identified reasonable assessment geography. Results were then documented and subsequently considered, alongside the other relevant information, in Stage 3 of the site assessment process.

5.14. Ultimately, we clearly agree with your conclusion that Stage 2a of the site assessment process should be integral to the allocation process. However, the Council maintains this is the case within our assessment process. But equally the Council maintains there remains scope for professional judgement taking into account wider considerations, as detailed within Stage 3 of the site assessment process.

5.15. The SA process provides an indication of potential positive/negative impacts on the identified SA objectives. However, it is insufficient to determine if these positives/negatives will arise.

5.16. For instance, proximity to heritage and ecological assets means there is a potential for impact on these assets and therefore associated SA objectives. However, without further assessment (undertaken in Stage 3 of the assessment by relevant professional officers) the Council would not conclude whether the impact is likely to arise and/or whether it could be mitigated.

5.17. Furthermore, Stage 2a of the site assessment process does not determine if there are absolute constraints present, which mean a site is unsuitable for development.

5.18. It is for these and related reasons, that within Stage 3 of the site assessment process the Council gives consideration to the results of Stage 2a of the site assessment process alongside other relevant information (assessment by Highway, Heritage, Ecology officers; data from technical studies; consideration of infrastructure requirements and opportunities; etc…) and applies professional judgement to overall conclusions.

5.19. Ultimately, the Council notes that discussion about the Sustainability Appraisal methodology first took place as early as Stage 1: Matter 1, with hearing sessions held in July 2022. The Council's SA methodology has not changed in this time. Given your conclusions of the Matter 1 sessions required further SA work to be undertaken, it is therefore surprising to the Council these current concerns about the SA process were not raised at an earlier stage.

5.20. The Council therefore asks you to reconsider your conclusions on this matter.

5.21. For the avoidance of doubt, the project plan which the Council have prepared assumes the use of the same SA methodology that has been used throughout the Local Plan Review process.

6. Green Belt Assessment & Review

6.1. In Paragraph 27 of ID47 you address the Council's Green Belt evidence base, concluding that as the Council is proposing Green Belt release to meet Shropshire needs it seems illogical that the Green Belt evidence base has not been reviewed *"with a view to meeting the BC needs."*

6.2. The Council's Green Belt Assessment and Review are factual assessments of the performance of Green Belt parcels against the Green Belt purposes in the NPPF and the harm that would result from the release of Green Belt parcels for housing or employment development on the wider Green Belt.

6.3. Neither of these assessments are therefore predicated on meeting a particular need, whether that be Shropshire's or the Black Country's. For the avoidance of doubt, the performance of a Green Belt parcel and the harm to the Green Belt resulting from the release of a parcel are the same, irrespective of the source of the 'needs' the development accommodates.

6.4. As such, the Council does not see any need, for the purposes of this Local Plan Review, to update these assessments to inform the assessment of the suitability of sites to accommodate contributions to the Black Country.

6.5. Within the additional SA and site assessment process undertaken by the Council (GC44), to identify appropriate sites to accommodate proposed contributions to the Black Country, explicit consideration is given to the conclusions of the Green Belt Assessment and Review – specifically within Stage 3 of the site assessment process. However, crucially all the sites within the appropriate assessment geography, including those in the Green Belt, were re-assessed specifically for this purpose.

6.6. The Stage 3 site assessment therefore considered the merits of sites in the Green Belt, informed by the conclusions of the Green Belt Assessment and Review; but equally informed by wider considerations such as the process detailed in paragraphs 140 and 141 of the NPPF.

6.7. The Council therefore strongly feels there is no need to revisit the Green Belt evidence.

6.8. For the avoidance of doubt, the project plan which the Council have prepared assumes the use of the Green Belt Assessment and Review when assessing sites to accommodate proposed contributions to the Black Country.

7. Plan Period

7.1. Within Paragraphs 28 and 29 of ID47 you conclude that as the draft Shropshire Local Plan would have a maximum of 12 years left at adoption *"at least three additional years would need to be added to the housing and employment requirements, and the Council would need to find at least an additional three years' worth of supply."*

7.2. The Council is extremely disappointed by this conclusion. At no stage within previous correspondence did you raise this as a matter of concern. This includes within ID37, which was issued in January 2024 when less than 15 years remained in the proposed plan period and

within which you advised on additional work to be undertaken by the Council. Despite this, ID37 makes no reference to extending the plan period, indeed the guidance provided regarding assessing housing and employment land requirements is all predicated on the proposed plan period from 2016 to 2038.

7.3. The Council considers it therefore had a reasonable expectation, based on the guidance you had provided, to consider you were content with the remaining plan period.

7.4. The Council would again make the case that we feel there is justification for continuation of the proposed plan period, relevant exceptional circumstances, and examples of similar circumstances; all of which is set out in our Stage 2: Matter 1 Hearing Statement.

7.5. To summarise, justification for continuation of the proposed plan period includes it:

a. Aligns with that consulted upon within the latter Regulation 18 and Regulation 19 consultation; and within the submission version of the draft Shropshire Local Plan.

b. Informed and aligns with timescales for the proposed vision, policy framework and settlement strategies in the submission version of the draft Shropshire Local Plan.

c. Supports continuation of the spatial strategy proposed in the submission version of the draft Shropshire Local Plan - consistent with the proposed retention of the 1,500 dwelling and 30ha employment land contributions to the Black Country and continuation of the 'high-growth' principle that underpins the spatial strategy.

7.6. Exceptional circumstances that have had implications for timescales and meant adoption of the draft Shropshire Local Plan has not occurred when envisaged by the Council (allowing for more than 15 years remaining) and support the conclusion retention of the proposed plan period is logical include:

a. The Covid 19 pandemic, which led to direct delays at key stages of the plan making process and had significant implications on Council resources.

b. Lengthy and complex objections (including a Pre-Action Protocol letter) which have had specific implications for plan-making and examination timescales.

7.7. Examples of Local Plan examinations where it has been established that shorter timescales upon adoption are legally compliant and sound include:

a. The Hart Local Plan, where the Inspector makes specific reference to Plan period in paragraph 32 of their report (published 10th February 2020), stating: *"There has been some suggestion that the Plan*

period should be extended. The Plan looks forward 13 years after anticipated adoption, which is below the preferred 15 year time period set out in Paragraph 157 of the NPPF. However, the NPPF's preference is not a set requirement and I consider 13 years to be an appropriate time scale in this instance, particularly as there is now a requirement to review plans every five years."

b. The Worthing Local Plan, where the Inspector references Plan period in paragraphs 74-76 of their report (published 14th October 2022), including *"Paragraph 22 of the NPPF states that strategic policies should look ahead over a minimum 15-year period from adoption. As submitted, the Plan period runs from 2020 to 2036. It was anticipated that the Plan would be adopted in 2021 and thus would have met this requirement. The Plan has been prepared during the COVID-19 pandemic, which has had understandable consequences in terms of the preparation and submission of the Plan. This means that the Plan will now be adopted in 2022 and will thus have a lifespan of around 14 years. Although the period will now fall marginally short of the 15 years recommended by the NPPF, I conclude that this does not render it unsound..."*

c. The Calderdale Local Plan, where the Inspector references Plan period in paragraphs 56 and 57 of their report (published 26th January 2023) stating *"paragraph 157 in NPPF 2012 states that Plans should be drawn up over an appropriate timescale, preferably a 15-year time horizon. The Calderdale Plan covers the period 2018/19 to 2032/33 and therefore encompasses a 15-year period. However, the Plan is likely to be adopted in early 2023 and as such will cover a 10-year period from adoption. The current UPD dates from 2006. As such there is an urgent need for a new Plan to identify further housing sites and meet identified needs. The examination of the submitted Local Plan has been protracted and it is considered that the benefits associated with getting a new Plan in place as soon as possible would outweigh those associated with planning for a longer timescale..."*

d. The Barking & Dagenham Local Plan, where the Inspector references Plan period in paragraph 43 of their report (published 15th August 2024 – after the Pennycook letter), stating: *"The strategic policies of* the *Plan would not look ahead a minimum of 15 years from adoption as required by paragraph 21 of the NPPF. However, it would look ahead 13 years. To extend the Plan period would delay the adoption of the Plan which would not assist the delivery of the development within it..."*

7.8. A further and crucial consideration that has arisen since you prepared ID47 on the 10th December 2024 is the transitional arrangements (particularly paragraph 236) of the updated NPPF published on the 12th December 2024.

7.9. The result of these transitional arrangements would require Shropshire Council to *"…begin work on a new plan, under the revised plan-making system provided for under the Levelling Up and Regeneration Act 2023 (as soon as the relevant provisions are brought into force in 2025)…".* Practically, this will mean the Council commencing work on a further Local Plan Review, taking account of recent changes to local housing need, as early as this autumn; a position reflected in the Council's updated Local Development Scheme.

7.10. The Council is seeking to respond positively on a number of matters, but ultimately the imposition of three additional years on the plan period, alongside the additional evidence base and site selection work required, is simply **not going to be possible** within your defined six month period.

7.11. Ultimately, whilst the Council struggles to see how you have only arrived at this conclusion in December 2024 given it has been clear for some time the draft Shropshire Local Plan would not have 15 years upon adoption, we now consider the NPPF's transitional arrangements are an additional significant consideration to take into account on this issue, and we would urge you to reconsider your position, and maintain the plan period 2016-2038.

8. Housing and Employment Land Supply

'Not Effective'

8.1. In paragraph 63 of ID47 you conclude the draft Shropshire Local Plan is *"not effective as it would not be deliverable over the plan period".* The Council understands this conclusion relates to concerns identified regarding specific components of the land supply, namely windfall development (paragraphs 30-42 of ID47) and proposed 'saved' site allocations (paragraphs 43-45 of ID47).

8.2. Before we go through your specific points on this issue, we note your conclusions at paragraphs 41 and 42 of ID47, where you state there is *"no evidence to demonstrate that this approach is likely to ensure that the plan's housing and employment requirements will be delivered*." On this point the Council feel that a more appropriate way to express your concern is there is disagreement on the conclusions of available evidence. This is particularly important as we feel there has actually been some misunderstanding regarding the reliance on windfall as part of this housing supply, and, on the face of it, it would seem this has led to factually incorrect conclusions.

8.3. Whilst we recognise this is not the time to cover old ground and you have not invited such feedback, on this specific issue we do feel it is important to clarify the Council's reliance on windfall given we are asking you to reconsider your comments.

8.4. Ultimately, the Council accepts that as a result of its proposal to accommodate the proposed 500 dwelling uplift to the housing requirement through settlement guidelines and windfall allowances, the total amount of windfall that would be relied on as arising over the period from 2016 to 2038 would increase. However, it is factually not the case that this has resulted in **increases** to the small site windfall allowance or Strategic Land Availability Assessment (SLAA) site capacity within the housing land supply since submission of the draft Shropshire Local Plan, as you appear to conclude in paragraph 31 of ID47. Put simply, this is because the rate of completions and commitments on windfall sites within the plan period from 2016 has arisen at a greater volume that the plan originally envisaged.

8.5. Notwithstanding this, as part of its response set out in this letter, the Council has also indicated it is willing to undertake the required work to accommodate the full 1,500 dwelling and 30ha contributions to the Black Country on a new site or sites in the east of the County. In doing so, this in effect renders the Council's previous position on accommodating the proposed housing uplift redundant. As you acknowledge, many of the issues you raise are interlinked. We would suggest that the manner in which proposed uplifts to the housing and employment land requirement are accommodated have, in effect, been superseded by your conclusions regarding the expectation that a new site allocation(s) be identified to accommodate contributions to the Black Country.

8.6. The Council recognises the importance of a robust land supply to provide confidence that a plan is effective and deliverable. As such, it has carefully considered your concerns on this matter. However, we are concerned your conclusions do not reflect available evidence.

8.7. As such, the Council would ask you to reconsider this conclusion, informed by the following summary of available information.

<u>Residential Windfall Development</u>

8.8. In paragraphs 30-42 of ID47 you raise a number of concerns with the Council's approach to windfall development, which are addressed in turn.

Level of Reliance on Windfall in the Housing Land Supply

8.9. Within paragraphs 30 and 31 of ID47 you express concern about increasing reliance on windfall development in the housing land supply, which you specify was *"potentially challenging, but the increased requirement has raised this further."*

8.10. This concern is underpinned by the calculation you outline in paragraph 30 of ID47 that *"around 10% of the total housing land supply"* rising to *"around 12%"* when SLAA sites are factored in, constitute windfall development. You also explain in paragraph 30 of ID47 that this equates to *"around 13.5% of the total requirement."*

8.11. Available evidence (much of which was available at the hearing sessions in October) demonstrates clearly the reliance on the small site windfall allowance and SLAA sites in the housing land supply has reduced since submission of the draft Shropshire Local Plan, even allowing for the proposed increase to the housing requirement.

8.12. This is apparent when comparing the Council's Housing Land Supply document at submission (EV048.03) with the more recent Topic Paper (GC45).

8.13. This comparison demonstrates that the specific small site windfall allowance / SLAA site capacity within the housing land supply have both reduced; the proportion that the small site windfall and SLAA sites constitute of the total identified housing land supply has reduced; and the proportion that small sites windfall allowance and SLAA sites constitute of the total proposed housing requirement (even allowing for the proposed main modification to increase the housing requirement) has reduced. Specifically:

a. At submission (data to 31st March 2020), the small sites windfall allowance (Appendix I of EV048.03) was some 4,485 dwellings and the capacity of SLAA sites (Appendix G of EV048.03) was some 751 dwellings. This totalled some **5,231 dwellings** and represented around **15.0%** of total identified housing land supply. It also equated to around **17.0%** of the total proposed housing requirement (at that time).

b. Within Table 10.1 of the Topic Paper (GC45) (data to 31st March 2023), the small sites windfall allowance was some 3,588 dwellings (a reduction of 897 dwellings) and the capacity of SLAA sites was some 622 dwellings (a reduction of 128 dwellings). This totals some **4,210 dwellings**, which as you have correctly stated in paragraph 30 of ID47, represents around **12.1%** of total identified supply and equates to around **13.5%** of the total proposed housing requirement (following the proposed main modification to increase the housing requirement).

8.14. Similarly, the total outstanding windfall allowance identified to achieve proposed settlement guidelines and the proportion of the proposed housing requirement that this constitutes (even allowing for the proposed main modification to increase the housing requirement) has reduced since submission.

8.15. This is apparent when comparing Appendix 5 of the submission draft Shropshire Local Plan and Tables 10.2-10.4 of the Topic Paper (GC45). Specifically:

a. At submission (data to 31st March 2019), the total outstanding windfall allowance to achieve proposed settlement guidelines was some **2,652** dwellings. This equated to **8.6%** of the proposed housing requirement.

b. Within Table 10.1 of the Topic Paper (GC45) (data to 31st March 2023), the total outstanding windfall allowance to achieve proposed settlement guidelines was some **1,486** dwellings. This equated to **4.8%** of the proposed housing requirement (following the proposed main modification to increase the housing requirement).

8.16. Furthermore, the Council now has data to 31st March 2024, which was not available at the hearing sessions in October, but further demonstrates these trends have continued. Specifically:

a. The small sites windfall allowance is some 3,289 dwellings (a reduction of 299 dwellings) and the capacity of SLAA sites is some 567 dwellings (a reduction of 55 dwellings). This totals some **3,856 dwellings** and represents around **10.9%** of the total identified supply. It also equates to around **12.3%** of the total proposed housing requirement (following the proposed main modification to increase the housing requirement).

b. The total outstanding windfall allowance to achieve proposed settlement guidelines is some **931 dwellings**. This equates to **3.0%** of the proposed housing requirement (following the proposed main modification to increase the housing requirement).

8.17. The Council considers this data clearly demonstrates that factually there is no increased reliance on the small site windfall allowance and SLAA sites within the housing land supply, even when taking into account the proposed increase to the housing requirement; and that factually the outstanding windfall allowance required to achieve proposed settlement guidelines and thereby the housing requirement has reduced, despite the proposed main modification to increase the housing requirement.

8.18. Your conclusion in paragraph 30 of ID47 that the combined small site windfall allowance and SLAA sites allowance equates to 13.5% of the total requirement is correct. However, we assume from paragraph 30 of ID47, your concern relates to an assumption that these allowances in the housing land supply have increased when seeking to specifically address the Black Country need element of the requirement, which led to a proposed increase to the housing requirement. This is factually not the case as we have set out above.

8.19. Notwithstanding, and in any event, the Council has set out that it will seek to respond positively to your concerns relating to both the housing requirement and the need to identify new specific site allocations in the east of the County to accommodate the proposed contributions to the Black Country. On this basis we suspect your broader concerns about the apparent uplift in reliance on windfall as a result of the increase in housing requirement are largely superseded.

Negative Trends in Windfall Completions

8.20. In paragraph 32 of ID47 you raise concerns with the decreasing trend in windfall development (since 2018/19) illustrated in Figure 8.1 of the

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Topic Paper (GC45), which you conclude is *"concerning given the Council's reliance on this as an important component of its supply."*

8.21. The Council fully acknowledges it is important to ensure the housing land supply is robust in order to ensure delivery. However, we would emphasise the importance of considering the data in Figure 8.1 of the Topic Paper (GC45) in the context of the proposed windfall allowances in the housing land supply.

8.22. Specifically, the total small site windfall allowance and capacity of SLAA sites within the identified housing land supply (Table 10.1 of the Topic Paper (GC45)) equate to 281 dwellings per annum for the remainder of the plan period to 2038. This is less than half the lowest windfall completion rate experienced in any of the last 5 years (766 dwellings), as detailed in Figure 8.1 of the Topic Paper (GC45). So, whilst we accept the total windfall delivery does show a downward trend in the last five years, the Council maintains this trend does not imply a likely fall to levels anywhere close to 281 dwellings per year.

8.23. Furthermore, whilst the Council acknowledges Figure 8.1 of the Topic Paper (GC45) illustrates a downward trend for total windfall and medium/large windfall site completions, this is not the case for small windfall site completions; a point which you do recognise in paragraph 34 of ID47.

8.24. Crucially, the only general windfall allowance the Council includes in its housing land supply is for smaller windfall sites, which again as you recognised in paragraph 34 of ID47, has not been subject to the trend which you consider concerning.

8.25. The small site windfall allowance the Council includes within its housing land supply equate to 299 dwellings per annum (from years 4 onwards) (see Table 10.1 of the Topic Paper (GC45)). This allowance is well within the range experienced over the last 5 years (269-392 dwellings) and is also less than the average (334 dwellings) for this period, as identified within Figure 8.1 of the Topic Paper (GC45).

8.26. Crucially, with regard to medium and large scale windfall sites, there is no general windfall allowance proposed by the Council within the housing land supply, only specific identified windfall sites.

8.27. The Council fully acknowledges SLAA sites are a form of medium/large scale windfall site, however they are specific sites considered suitable, available, achievable and viable for development; rather than a general allowance. Their deliverability/developability is also re-considered on an annual basis.

8.28. Furthermore, as detailed in Table 10.1 of the Topic Paper (GC45), the SLAA sites have a total capacity for 622 dwellings (across 15 years of the plan period remaining at that time). For perspective this equates to 42 dwellings per annum, considerably lower than the lowest completion

rate achieved on medium/large windfall sites (374 dwellings) in any of the last 5 years and the average completion rate achieved on these sites over the same period (603 dwellings).

8.29. The Council strongly considers this data represents compelling evidence that its approach to windfall development within the housing land supply is appropriate and robust.

Settlements with Increased Development Guidelines

8.30. Within paragraph 35 of ID47 you raise soundness concerns with proposals to increase development guidelines for specific settlements to accommodate additional windfall development, as this is "*no substitute for allocating sites in sustainable locations*" and there is no "*guarantee that sites will come forward in line with the Council's spatial strategy."*

8.31. The Council notes this concern seems to be superseded by wider conclusions regarding the expectation that a new site allocation(s) be identified to accommodate contributions to the Black Country, which would mean these proposed uplifts to settlement guidelines and windfall allowances are no longer relevant.

8.32. However, for context at 31st March 2024: the entirety of the proposed 75 dwelling uplift to the settlement guideline at the Former Ironbridge Power Station is committed; much of the proposed 75 dwelling uplift to the settlement guideline at Whitchurch is committed, with the outstanding windfall allowance being some 6 dwellings; and much of the 350 dwelling uplift to the proposed settlement guideline at Shrewsbury is committed, with the outstanding windfall allowance being some 53 dwellings. Furthermore, the Council is progressing proposals for redevelopment of the Riverside Shopping Centre in the town centre, with an Outline Planning Application (24/04476/EIA) now live. Whilst this scheme does not yet have a 'fixed' capacity, it would be sufficient to achieve the entirety of the outstanding windfall allowance for the settlement.

Delivery of Affordable Housing and Infrastructure

8.33. Within paragraphs 34-37 of ID47 you raise the concern that *"smaller windfall sites are unlikely to deliver affordable housing"* and *"other community benefits and infrastructure"* and therefore *"greater reliance on windfalls to meet Shropshire's housing need runs counter to the Council's strategic approach to development."* The Council is concerned with this conclusion.

8.34. Firstly, as detailed above, the only general windfall allowance in the housing land supply is on small sites of less than 5 dwellings. However, the windfall allowances for settlements (including those settlements where allowances were proposed to increase), can be met through any form of windfall development. The afore-referenced redevelopment of

the Riverside Shopping Centre in Shrewsbury town centre is a good example of this.

8.35. Secondly, with regard to achieving affordable housing, whilst the Council accepts small scale market housing windfall sites may not deliver affordable housing, this is not the case for small scale affordable housing windfall sites (such as exception sites) which exclusively deliver affordable housing. Such schemes constitute a significant component of small scale windfall sites that arise in Shropshire.

8.36. Indeed, the Council has consistently enabled exception sites (including small-sites of less than 5 dwellings) to come forward over the years, with great success. Indeed, in 2022/23 the Council was the second highest performing Local Authority in the Country with regard to housing completions on 100% affordable exception sites (behind Cornwall).

8.37. With regard to infrastructure, the Council operates a Community Infrastructure Levy (CIL), which is intended to ensure that development provides proportionate support to the delivery of necessary supporting infrastructure. The CIL in Shropshire applies to **all** market residential development that delivers one or more dwellings (subject to national exemptions) and ensures windfall development contributes to delivering necessary infrastructure.

8.38. The Council considers this explanation should alleviate any concerns you have on this matter.

Allocating Known Windfall Opportunities

8.39. In paragraph 38 of ID47 you query whether the Council could allocate known significant potential windfall development opportunities' set out in Table 8.5 of the Topic Paper (GC45).

8.40. The Council has given consideration to this proposal. We maintain the basic principle that this would be unnecessary, as we continue to be of the view the policies of the draft Shropshire Local Plan, would allow these to come forward to delivery without the need for allocation.

8.41. Indeed, of the sites detailed within Table 8.5 of the Topic Paper (GC45), 12 now benefit from planning permission or prior approval for residential development and a further 4 are currently the subject of a 'live' planning application for residential development. This equates to more than 25% of the sites identified.

8.42. However, despite our reservations, if you consider it is absolutely necessary, the Council are willing to agree to the specific allocation of appropriate SLAA sites identified within Table 8.5 of the Topic Paper (GC45), where they are associated with urban settlements (reflective of our proposed spatial strategy) and have capacity for 10 or more dwellings.

Loss of Employment

8.43. Within paragraph 39 of ID47 you raise the concern that windfall sites could be on *"existing employment sites and result in a reduction in employment land."*

8.44. This Council considers this concern is unnecessary. The starting point when determining any application for windfall development would be the policies in the draft Shropshire Local Plan. These policies provide appropriate 'protection' to employment sites – similar to policies in the currently adopted Development Plan.

8.45. Furthermore and crucially, the employment land need identified for Shropshire includes a specific allowance for 'loss' of existing employment provision to other forms of development (primarily housing). As such, the wider strategy is responsive to this matter.

8.46. The Council considers this explanation should alleviate any concerns you have on this matter.

SLAA Out of Date

8.47. In paragraph 39 of ID47 you also express concern with the age of the SLAA, which means it is *"likely to now be out of date in respect of some sites."*

8.48. As detailed in the Council's housing land supply (GC47) *"to ensure further robustness, a full site by site review has been undertaken of SLAA sites as part of this assessment of housing land supply and only those where the information available gives confidence that the sites are deliverable, have they been included within the five year housing land supply. Similarly only those sites considered to be developable within the proposed plan period are included within the wider housing land supply."*

8.49. This process should provide you with confidence that SLAA sites included within the housing land supply are deliverable or developable within the proposed plan period.

Not Tested through the Plan Process

8.50. A further concern you raise in paragraph 39 of ID47 is that windfall development is *"not tested through the Plan process in the same way as allocated sites".*

8.51. The Council accepts this is true, but crucially the policies utilised to determine whether sites are suitable for windfall development are tested through the plan process. Furthermore, levels of any windfall allowances in a housing land supply are equally tested through the plan process. As such, the approach to windfall in a Local Plan is examined.

8.52. The Council considers this explanation, alongside the earlier evidence of the deliverability of its proposed approach to windfall should alleviate the concerns you have on this matter.

Not Plan Led

8.53. Within paragraphs 36 and 42 of ID47 you raise concerns regarding the level of reliance on windfall contradicting paragraphs 15 and 23 of the NPPF.

8.54. Specifically:

a. In paragraph 36 you state *"Paragraph 23 of the Framework advocates allocating sufficient sites to deliver the strategic priorities of the area."*

b. In paragraph 42 you conclude that *"Relying so heavily on windfall delivery is contrary to paragraph 15 of the Framework, which says that the planning system should be genuinely plan-led."*

8.55. The Council fully supports the principle of a plan-led system and recognises the role site allocations play. Indeed, it is important to note the draft Shropshire Local Plan proposes sufficient allocations for around 9,200 dwellings and also proposes to 'save' existing site allocations with capacity for around 7,900 dwellings.

8.56. However, the Council also considers that appropriate windfall development forms part of the plan-led system, where it is facilitated by policies in a Local Plan. This position is considered entirely consistent with the NPPF.

8.57. For instance, paragraph 69 of the NPPF states small and medium sized sites *"can make an important contribution to meeting the housing requirement of an area"* and specifies that to facilitate them, Local Authorities should *"support the development of windfall sites through their policies and decisions".*

8.58. Furthermore, paragraph 71 of the NPPF specifies the circumstances where a windfall allowance as part of a housing land supply is appropriate.

8.59. Whilst regard to paragraph 23 of the NPPF, it stipulates sufficient sites should be planned for and allocated to meet strategic priorities, but also specifically recognises that this is except in circumstances where *"…needs can be demonstrated to be met more appropriately through other mechanisms, such as brownfield registers or non-strategic policies."* As such mechanisms facilitate appropriate windfall development, it is apparent that windfall development is not contrary to paragraph 23 of the NPPF.

8.60. With specific regard to paragraph 15 of the NPPF, it requires *"a framework for addressing housing needs and other economic, social and environmental priorities"*. However, in no way does it specify what this 'framework' should entail.

8.61. The Council considers this 'framework' should be responsive to local characteristics, the wider strategy and achieve sustainable development. These intentions can be achieved through site allocations and/or policies which facilitate appropriate windfall development - which is in this way plan-led.

8.62. The Council considers this explanation, alongside the earlier evidence of the deliverability of its proposed approach to windfall should alleviate any concerns you have on this matter.

Employment Windfall Development

8.63. Within paragraph 40 of ID47 you raise soundness concerns with proposals to accommodate the proposed uplift to the employment land requirement through settlement guidelines and windfall allowances.

8.64. The Council would note this concern has been superseded by wider conclusions regarding the expectation that new a site allocation(s) be identified to accommodate contributions to the Black Country.

Proposed 'Saved' Allocations

8.65. In paragraphs 43-45 of ID47 you address the proposed 'saved' site allocations, expressing concern as to whether they will deliver during the proposed plan period, given so many have yet to gain planning permission. In drawing this conclusion you refer to Tables 10.1 and 17.1 of the Topic Paper (GC45) which indicate 3,262 dwellings and 128ha of employment land on these sites have yet to gain planning permission.

8.66. Whilst the data you reference in drawing your conclusion was correct, the Council is disappointed that you have not referred to document (GC51) which was published in July 2024 and provided updated information on the status of all proposed 'saved' allocations.

8.67. Specifically, paragraph 3 of GC51 explained that of the 7,896 dwellings on proposed 'saved' site allocations, 1,967 were completed at 31st March 2023; 2,730 benefited from planning permission at 31st March 2023; and a further 1,498 dwellings achieved planning permission after 31st March 2023. The same paragraph then explained this meant only 1,701 dwellings remained without planning permission on proposed 'saved' site allocations. Of these, 250 dwellings were currently the subject of a live planning application and 689 dwellings were on latter phases of multi-phase development.

8.68. Similarly, paragraph 9 of GC51 explains that of the 169.97ha of employment land on proposed 'saved' site allocations, 21.28ha was completed at 31st March 2023 and 67.95ha benefited from planning permission at 31st March 2023. As such, only 80.74ha of employment land remained without planning permission across the proposed 'saved' site allocations.

8.69. Importantly, as the Council details in its housing land supply (GC47), only those dwellings on proposed 'saved' allocations considered deliverable/developable over the proposed plan period are included in the housing land supply. Furthermore, assumptions on delivery timescales are directly informed by consideration of latest information.

8.70. The Council considers the information in GC51 demonstrates that significant progress has occurred on proposed 'saved' site allocations during the time the plan has been under examination, to an extent that the Council believes should provide sufficient confidence in their deliverability / developability over the proposed plan period.

<u>The Tipping Point</u>

8.71. Within paragraphs 51 and 52 of ID47 you suggest the balance between requirements and supply has reached a tipping point, and that this has resulted in *"undue reliance on the windfall and SAMDev sites as key components of supply."*

8.72. The Council understands the principle of this concern and fully supports the basic premise of ensuring a plan that provides a supply of sites which is truly deliverable. However, again the Council has concerns your conclusions appear inconsistent with evidence available at the hearing sessions.

8.73. We have already set out the factually accurate position regarding reliance upon the small site windfall allowance and SLAA sites as components of the overall supply; specifically that since the submission of the draft Shropshire Local Plan this reliance has reduced. A similar exercise can be undertaken for proposed 'saved' allocations without planning permission by comparing the latest information on the status of proposed saved allocations within (GC51) (published in July 2024) with the information available at submission (data to 31st March 2020) within Appendix E of EV048.03.

8.74. This demonstrates that the capacity of 'saved' SAMDev site allocations currently not benefitting from planning permission has reduced from 3,196 (equating to around **10.4%** of the total proposed housing requirement at that time), to 1,701 dwellings (equating to around **5.4%** of the total proposed housing requirement).

8.75. To the Council this would appear to suggest a 'tipping point' has not been reached.

8.76. Notwithstanding, as set out in this letter the Council are willing to undertake additional work in the six month period to assess options and, if appropriate, identify a site or sites, to accommodate the proposed contributions to the Black Country in the east of the County. We have also agreed to allocate appropriate SLAA sites identified in Table 8.5 of the Topic Paper (GC45) if, having considered this letter, you feel it necessary to do so. We suggest this would reduce any

perceived over-reliance on windfall and proposed 'saved' SAMDev site allocations in the land supply.

9. Accommodating Proposed Uplifts to Requirements

Pre-Determination and the Most Sustainable Option – Accommodating Uplifts to Housing and Employment Land Requirements

9.1. In paragraphs 13 of ID47 you raise concerns about pre-determination, which the Council understands relates to its proposals to accommodate proposed uplifts to the housing and employment land requirements. Subsequently in paragraphs 14-18 and 40 of ID47 you conclude the options proposed by the Council to accommodate these uplifts (through windfall development) are not the most sustainable.

9.2. The Council can firmly advise you that it did not pre-determine the outcome of the assessment of options to accommodate proposed uplifts to the housing and employment land requirements. The SA (GC44) and Topic Paper (GC45) explain the reasoning applied by the Council, in reaching its conclusions.

9.3. Ultimately, the Council recognises there is a component of subjectivity in any assessment and also accepts you disagree with the conclusions it reached on this matter. However, there is an important distinction between disagreeing with a conclusion reached and determining this results from pre-determination.

9.4. The Council would also note that whilst you conclude our approach is not, in your view, the **most** sustainable (paragraph 60 of ID47), this is not a requirement of the 'justified' test of soundness, which requires the Council to present **an** appropriate strategy.

9.5. Irrespective of this, the Council considers these concerns are superseded by wider conclusions you have reached regarding the expectation that a new site allocation(s) be identified to accommodate contributions to the Black Country. As set out, this is an issue upon which the Council is willing to accept your conclusions and undertake work in the next six months to remedy, in an effort to move the examination forward in a pragmatic manner.

10. Conclusion

10.1. The Council has carefully reviewed the soundness concerns you raise in ID47.

10.2. To summarise, there are some areas where we accept your conclusions and have set out how we will undertake work in a six month period. Whilst we have raised some concerns about some of these conclusions you have reached, the Council are prepared to accept them in a pragmatic effort to move the examination forward.

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10.3. However, unfortunately there are a number of conclusions you reach which the Council does not accept, for the reasons set out within this letter.

10.4. On the basis of our concerns and having regard to the practical restrictions of undertaking the required work within a six month period, we cannot provide a project plan which deals with all of your soundness concerns.

10.5. We do, however, present a project plan which seeks to tackle the overarching issues you have regarding the apparent reduction in Shropshire's housing and employment land needs as a result of accommodating the Black Country needs; the manner in which we accommodate the Black Country needs; and the identification of a replacement strategic employment site in Shrewsbury.

10.6. We also feel in doing this we address the wider and cross cutting concerns regarding the level of reliance upon windfall and proposed 'saved' SAMDev site allocations within the housing and employment land supply. Despite our reservations, we have also confirmed the Council are also willing to consider the specific allocation of appropriate SLAA sites, within a defined criteria, in order to further boost certainty of supply.

10.7. We feel this project plan provides a positive way forward and one which, importantly, the Council considers is achievable in the six month timeframe.

10.8. However, the Council has very significant concerns about your conclusions on plan period, and your requirement to extend the period by 3 years. The Council are greatly surprised that such a significant and consequential issue is being raised at this stage of the examination, especially since it has been apparent for some time the Council would not be able to demonstrate 15 years on adoption. The work consequent upon such a plan period extension could not be undertaken within six months.

10.9. Importantly, we feel the transitional arrangements set out in the NPPF (12th December 2024) should now be considered. These arrangements will require Shropshire Council to begin a new Local Plan Review as early as this Autumn, in order to take account of the new local housing need figures. On this important issue we therefore ask you to reconsider your position and formally accept the current plan period of 2016-2038.

10.10. In summary therefore the Council accept the following and is prepared to undertake work over the next six months to seek to rectify the issues:

a. Identify a new strategic employment site allocation for Shrewsbury;

b. Increase the housing requirement by 1,000 dwellings to a total of 32,300 dwellings – consisting of two components, 30,800 dwellings for Shropshire and 1,500 dwellings as a contribution to unmet housing need forecast to arise in the Black Country.

c. Increase the employment land requirement by 10ha to 330ha – consisting of two components, 300ha for Shropshire and 30ha as a contribution to unmet employment land need forecast to arise in the Black Country.

d. Identify a new allocation(s) specifically to accommodate proposed 1,500 dwelling and 30ha employment land contributions to the Black Country. Reflecting ID47, the site assessment process undertaken to inform identification of this new allocation(s) will give explicit consideration to the benefits of co-location and proximity to the Black Country.

10.11. In addition to the extension of the plan period, there are a number of other soundness concerns you raise which the Council does not accept, for the reasons set out in this letter.

10.12. These are:

a. The suitability of Stage 3 of the SA and site assessment methodology.

b. The suitability of the Green Belt evidence base.

c. The overall balance of housing and employment requirements and land supply, although we offer to consider the allocation of appropriate SLAA sites to further support confidence of delivery.

10.13. The Council invites you to reconsider each of these soundness concerns, informed by the information we have provided in this letter.

10.14. The Council has set out a positive project plan below. However, we recognise we require your approval to proceed given we are not proposing to meet all of your soundness concerns. We would request your urgent consideration of this letter and the project plan and to inform the Council of your views by **Friday 28th February**. Any delay beyond this will inevitably result in the need to extend the project plan period by a commensurate amount.

10.15. As such, on this basis, the Council's proposed project plan is as follows:

Timescale	Process	Outputs
13th February	Submission of Project Plan.	This document.
February-March	Sustainability Appraisal.	Updated assessment of housing & employment land growth options.
March	Consideration of growth options – summarised in Topic Paper.	Updated conclusions on housing and employment land requirements.
February-March	Sustainability Appraisal and site assessment.	Assessment and identification of new strategic employment provision (25ha+ site) in Shrewsbury.

Timescale	Process	Outputs
April-June	Sustainability Appraisal and site assessment.	Assessment and identification of a site(s) to accommodate Black Country contributions (1,500 dwellings and 30ha employment land).
June	Associated review of proposed Main Modifications.	Update draft schedule of proposed Main Modifications.
June	Seek Cabinet endorsement of conclusions and approval for consultation.	Cabinet decision.
June-July	30 day public consultation.	Public engagement.
July-August	Review consultation responses.	Summary of consultation responses.
12th August	Compile new evidence, schedule of main modifications, consultation responses (and associated summary). Submission of additional material.	Council's response to Inspectors soundness concerns.

10.16. Once you have considered this evidence, if you are in agreement with the Council's position, we will undertake the necessary additional work in accordance with the above Project Plan.

10.17. Conversely, if you are minded not to reconsider the issues we have requested, we see no alternative than for you to formally find the draft Shropshire Local Plan unsound and write to us on this basis requiring the withdrawal of the Plan and, as the law requires, your full and final reasons for the conclusions you have reached taking into account our response contained in this letter. Under this scenario, we would request you also provide the Council with your conclusions on other aspects of the Examination where hearings have been held, but as yet the Council have received no feedback, for instance on minerals and waste matters.

Yours sincerely

Edward West
Planning Policy & Strategy Manager
Shropshire Council

SHROPSHIRE COUNCIL

LOCAL DEVELOPMENT SCHEME

February 2025

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1. Introduction

What is a Local Development Scheme?

1.1. A Local Development Scheme (LDS) is the 'Project Plan' that identifies the documents Shropshire Council will prepare as part of the Development Plan over the next 3-year period. The LDS explains:

a. The purpose of the Development Plan documents;

b. The resources the Council will require; and

c. Timescales for producing Development Plan documents, including when public consultation will take place.

1.2. This LDS covers the period from early 2025 to early 2028. The Council will keep this LDS up-to-date by considering the need to revise it on at least an annual basis.

1.3. The LDS can be viewed:

- On the Shropshire Council website at: https://shropshire.gov.uk/planning-policy/local-plan/local-development-scheme-(lds)/
- At the Council's Shropshire Local Hubs and Community Access points via their computer/tablet facilities (subject to availability) during their specified opening times. Further information on the Local Hubs and Community Access points is available via: https://shropshire.gov.uk/customer-services/customer-access-points/
- At public libraries via their computer/tablet facilities (subject to availability) during their specified opening times. Further information on the location, facilities and opening times of public libraries is available on the Shropshire Council website at: https://next.shropshire.gov.uk/libraries/find-a-library/

1.4. Individual documents may be reviewed as directed in regulations or when monitoring indicates that this is required.

Why is the LDS being amended?

1.5. The LDS is reviewed by Shropshire Council at least annually and amended when it is considered necessary and appropriate to do so.

1.6. The February 2025 update responds to a request from Government within correspondence to all Local Planning Authorities (13th December), requesting preparation of new LDS documents. This correspondence is available via: https://assets.publishing.service.gov.uk/media/675c1cc0b745d5f7a053eeed/Planning_update_newsletter_13_December_2024.pdf

1.7. Consistent with this request, this LDS sets out timescales for both:

a. The ongoing examination of the draft Shropshire Local Plan; and

b. Preparation of the next Local Plan, as required within transitional arrangements of the new National Planning Policy Framework (NPPF).

If I need further information about the LDS, who should I contact?

1.8. Further advice on this LDS or other planning policy documents can be obtained from:

The Shropshire Council Planning Policy Website at:
https://shropshire.gov.uk/planning-policy/

By contacting Shropshire Council's Planning Policy team by:
Email: planningpolicy@shropshire.gov.uk
Phone: 0345 678 9004

What is the National Planning Policy Framework?

1.9. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans can provide for housing and other development in a sustainable manner.

What is the adopted Development Plan for Shropshire?

1.10. The adopted Development Plan for Shropshire comprises the Core Strategy (adopted 2011); the Site Allocations and Management of Development (SAMDev) Plan (adopted 2015); and 'made' Neighbourhood Plans.

1.11. The Shropshire Core Strategy (2011) establishes the Council's vision, strategic objectives and broad spatial strategy to guide future development and growth in Shropshire to 2026. The Core Strategy is available on the Shropshire Council website via: https://shropshire.gov.uk/planning-policy/local-planning/core-strategy-2006-2026/

1.12. The SAMDev Plan seeks to deliver the vision, strategic objectives and broad spatial strategy identified within the Core Strategy (2011), through the identification of site allocations for development and policies to appraise development proposals.

1.13. The SAMDev Plan is accompanied by a Policies Map which illustrates geographically the scope of policies within the Development Plan, including the location and extent of site allocations.

1.14. The SAMDev Plan and associated Policies Map is available on the Shropshire Council website via: https://shropshire.gov.uk/planning-policy/local-planning/samdev-plan-2006-2026/

1.15. 'Made' Neighbourhood Plans for Shropshire currently comprise those for Bishop's Castle, Broseley, Cleobury Mortimer, Pontesbury, Shifnal, Stoke upon Tern, Three Parishes, and Woore. A range of other Neighbourhood Plans are also 'in development' across Shropshire.

1.16. Further information on 'made' and 'in development' Neighbourhood Plans is available on the Shropshire Council website at: https://shropshire.gov.uk/planning-policy/neighbourhood-and-community-led-plans/

What is the draft Shropshire Local Plan

1.17. Shropshire Council has prepared a new draft Shropshire Local Plan, which is currently the subject of Government for examination.

1.18. The draft Shropshire Local Plan proposes: a new vision and framework for the future development of Shropshire to 2038; addresses needs and opportunities in relation to housing, the local economy, community facilities and infrastructure; and seeks to safeguard the environment, enable adaptation to climate change and helps to secure high-quality and accessible design.

1.19. It contains:

a. Draft strategic policies which set the priorities and framework for the Local Plan.

b. Draft 'strategic' implementation policies and more 'detailed' draft policies for managing development.

c. Draft settlement policies which provide draft strategies and draft guidelines for the settlements of Shropshire, including where appropriate identifying draft proposed site allocations.

d. Draft strategic settlement and draft strategic site policies which identify these draft proposed sites and provide draft strategies and draft guidelines for their development.

1.20. Upon adoption the policies of the Shropshire Local Plan will replace the policies of the Core Strategy and SAMDev Plan, except for the SAMDev site allocations which have yet to be delivered, which will be 'saved' and therefore continue to form part of the Development Plan. The policies and proposals within adopted Neighbourhood Plans which conform with the Shropshire Local Plan will also continue to apply.

What is the next Local Plan?

1.21. In late 2024, Government introduced an updated National Planning Policy Framework (NPPF) and new 'standard methodology' for assessing local housing need.

1.22. This new 'standard methodology' results in a significant uplift to local housing need in many parts of the Country, including Shropshire. Indeed, within Shropshire local housing need increased from 1,070 dwellings per annum to 1,994 dwellings per annum.

1.23. The updated NPPF included a series of transitional arrangements. This included a requirement to *"begin work on a new plan, under the revised*

plan-making system provided for under the Levelling Up and Regeneration Act 2023 (as soon as the relevant provisions are brought into force in 2025)", in circumstances where a draft Local Plan was submitted for examination on or before 12 March 2025 and meets less than 80% of the new local housing need. This requirement applies in Shropshire.

1.24. As such the Council is required to begin work on the next Local Plan, under the revised plan-making system, once the relevant provisions are brought into force in 2025.

1.25. The Council understands Government is intending to bring into force the revised system in Summer/Autumn of 2025.

2. Purpose and Content of this Local Development Scheme

2.1. This document is Shropshire Council's 'Project Plan' for plan-making over the period from early 2025 to early 2028. Its main purposes are:

a. To inform the community and other stakeholders of the current Development Plan documents for the area.

b. To establish the Council's priorities for the preparation of Development Plan documents and associated work programmes.

c. To inform the community and other stakeholders of the timescales they can expect for the preparation and adoption of new Development Plan documents for the area.

2.2. As such, this LDS sets out:

a. The current documents which make up the statutory Development Plan for Shropshire.

b. The Development Plan documents that are to be prepared over the forthcoming 3-year period and confirm which existing policies will be replaced and which may be 'saved'.

c. Supplementary Planning Documents (SPD's) that are to be prepared over the forthcoming 3-year period to clarify and provide further guidance. Please Note: SPD's provide guidance to support the application of policies in the Development Plan, but are not themselves part of the Development Plan.

d. The subject matter and the geographical area to which each document to be prepared relates.

e. The arrangements for monitoring of the Development Plan.

f. Which organisation is to lead the process of producing each document and which, if any, are to be prepared jointly with other Local Planning Authorities.

3. The Adopted Development Plan for Shropshire

3.1. The adopted Development Plan for Shropshire comprises the Core Strategy (adopted 2011); the Site Allocations and Management of Development (SAMDev) Plan (adopted 2015); and 'made' Neighbourhood Plans.

Core Strategy

3.2. The Core Strategy establishes the Council's vision, strategic objectives and broad spatial strategy to guide future development and growth in Shropshire to 2026.

3.3. In doing so, the Core Strategy identifies key strategic sites for development; sets out a settlement hierarchy, with criteria-based policies to enable development to come forward; provides strategic guidance for development management in conjunction with national and other guidance; and sets out an investment/implementation plan, including priorities and mechanisms for infrastructure delivery.

3.4. The Core Strategy underwent independent examination during 2010, during which it was found to be 'sound' and 'legally compliant'. It was adopted by Shropshire Council in March 2011.

3.5. Further information on the adopted Core Strategy and the document itself can be found on the Shropshire Council website via: https://shropshire.gov.uk/planning-policy/local-planning/core-strategy-2006-2026/

Site Allocations and Management of Development (SAMDev) Plan

3.6. The SAMDev Plan seeks to deliver the vision, strategic objectives and broad spatial strategy identified within the Core Strategy (2011) through the identification of site allocations for development and policies to appraise development proposals.

3.7. Although strategic site allocations were established in the Core Strategy, it was considered necessary to ensure sufficient land was allocated specifically to meet Shropshire's needs for housing, employment, retail and services. Importantly, it is not the intention of either the Core Strategy of SAMDev Plan to identify every site for development over the period to 2026, as criteria-based policies within them provide a framework for additional sites to come forward.

3.8. Similarly, it was also considered important to ensure the range of strategic policies in the Core Strategy were complemented by a suite of more detailed policies, to inform the determination of planning applications. In this way, a comprehensive policy framework can be established to enable a 'development management' approach to development.

3.9. The SAMDev Plan is accompanied by a Policies Map which illustrates geographically the scope of policies within the Development Plan, including the location and extent of site allocations.

3.10. The SAMDev Plan was examined during 2014 found to be 'sound' and 'legally compliant'. It was adopted by Shropshire Council in December 2015.

3.11. Further information on the SAMDev Plan, the document itself and associated Policies Map can be found on the Shropshire Council website via: http://shropshire.gov.uk/planning-policy/local-plan/samdev-plan-2006-2026/

Neighbourhood Plans

3.12. Town and Parish Councils can prepare Neighbourhood Plans (Neighbourhood Development Plans) putting in place policies to guide the future development of the area.

3.13. Shropshire Council has a legal duty to support the preparation of any Neighbourhood Plans, including through provision of:

a. Available information and evidence.
b. Advice on sustainability assessment.
c. Habitats regulations assessment (where required).
d. Appointment of a suitable person to publicly examine the document.
e. Subject to the conclusions of the examination, making necessary amendments to the document.
f. Subject to the conclusions of the examination, organising and holding a referendum within the area covered by the Neighbourhood Plan. This is because before a Neighbourhood Plan is adopted it must be subject to a referendum - if over 50% of the votes are in favour the Shropshire Council has a duty to 'make' (adopt) the Neighbourhood Plan.
g. Subject to the conclusions of the referendum, undertaking the duty to 'make' (adopt) the Neighbourhood Plan.

3.14. 'Made' Neighbourhood Plans for Shropshire currently comprise those for Bishop's Castle, Broseley, Cleobury Mortimer, Pontesbury, Shifnal, Stoke upon Tern, Three Parishes, and Woore. A range of other Neighbourhood Plans are also 'in development' across Shropshire.

3.15. Any Neighbourhood Plan must be in general conformity with 'strategic policies' in the adopted Development Plan, 'strategic policies' within emerging Development Plan documents and with national policy.

3.16. For this reason, Neighbourhood Plans are not able to propose lower levels of development than those set out in adopted / emerging Development Plan documents or to 'de-allocate' site allocations. However, they can propose higher levels of development for an area or

identify additional site allocations, to support the achievement of strategic or local priorities.

3.17. Further information on neighbourhood planning, 'made' Neighbourhood Plans and 'in development' Neighbourhood Plans is available on the Shropshire Council website via: https://shropshire.gov.uk/planning-policy/neighbourhood-and-community-led-plans/

4. Key Supporting Documents

4.1. The adopted Development Plan is supported by a number of key documents. This includes:

Local Development Scheme

4.2. The Council's 'Project Plan' for plan-making - this document.

4.3. Please Note: Government is currently progressing a new plan-making system, which may result in the LDS process being replaced by an equivalent process. The Council anticipate further information on this proposal alongside that on the wider proposals for the new plan-making system.

Statement of Community Involvement

4.4. The Statement of Community Involvement details how Shropshire Council intends to engage communities and organisations on planning issues across the County.

4.5. It includes information on how the Council with achieve continuous and meaningful involvement of communities and organisations in plan-making, with the intention of seeking to understand key issues and helping to build consensus regarding proposals.

4.6. The document also includes information on how the Council will involve communities and organisations in the determination of individual planning applications.

4.7. Please Note: Government is currently progressing a new plan-making system, which may result in the Statement of Community Involvement process being replaced by an equivalent process. The Council anticipate further information on this proposal alongside that on the wider proposals for the new plan-making system.

4.8. The latest Statement of Community Involvement for Shropshire was formally adopted by Shropshire Council on 30 June 2021. It is available via the Shropshire Council website at: https://shropshire.gov.uk/planning-policy/local-planning/statement-of-community-involvement/

Sustainability Appraisal

4.9. A Sustainability Appraisal (SA) is a systematic process that must be carried out during the preparation of Development Plan documents. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

4.10. As such, SA provides an opportunity to consider:

a. How a plan contributes to improvements in environmental, social and economic conditions.
b. Any significant adverse effects that a plan might have.
c. Opportunities to amend proposals in a plan to avoid any significant adverse effects.
d. Opportunities to propose mitigation measures to counter any remaining significant adverse effects.

4.11. When Shropshire Council undertakes an SA it incorporates the requirements of Strategic Environmental Assessment (SEA), which focuses on the environmental affects of Development Plan documents. This approach is consistent with best practice guidance provided by Government.

4.12. Shropshire Council undertakes SA to inform each stage of plan-making. This culminates in an Environmental Report, which assesses the 'final draft' of a Development Plan document and summarises the SA process undertaken in its production.

4.13. Please Note: Government is currently progressing a new plan-making system, which may result in the SA process being replaced by an Environmental Outcomes process. The Council anticipate further information on this proposal alongside that on the wider proposals for the new plan-making system.

4.14. Further information on SA undertaken by the Council is available using the links provided to the various Development Plan documents.

Habitats Regulations Assessment

4.15. Habitats Regulations Assessment (HRA) assesses the implications of proposals within Development Plan documents for 'European Sites' in and adjoining the Plan Area.

4.16. In the context of HRA, 'European Sites' are Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites. They also include proposed SAC's, potential SPA's, and proposed Ramsar sites.

4.17. The HRA process can have up to 3 stages. These stages are:

a. Screening: To assess if proposals are likely to have a significant effects on a 'European Sites' conservation objectives. If it is concluded that there is no likelihood of significant effects, the HRA concludes at this stage.
b. Appropriate assessment: To assess likely significant effects of proposals on 'European Sites' in more detail and identify ways to avoid or minimise these effects. If there is no way to avoid or minimise these effects then ordinarily proposals should not proceed, the exception is where the derogation test can be passed.

c. Derogation: To consider if proposals that would have an adverse effect on a European site qualify for an exemption.

4.18. Shropshire Council undertakes HRA to inform each stage of plan-making. This culminates in a HRA Report, which assesses the 'final draft' of a Development Plan document. Where necessary, this process will include Appropriate Assessment and could in theory include the Derogation Assessment.

4.19. Further information on HRA undertaken by the Council is available using the links provided to the various Development Plan documents.

Supplementary Planning Documents

4.20. Supplementary Planning Documents (SPD's) provide further guidance to support the understanding and application of policies in the adopted Development Plan.

4.21. SPD's represent material considerations when making decisions on planning applications, but are not themselves part of the adopted Development Plan and therefore cannot introduce new policy.

4.22. SPD's currently adopted by the Council are the Developer Contributions SPD (2011), the Sustainable Design SPD (2011); Type and Affordability of Housing SPD (2012); and the Ironbridge Gorge World Heritage Site SPD (2023).

4.23. The Council also has a range of other guidance documents, which also constitute material considerations in decision making. This includes the Pontcysyllte Aqueduct and Canal World Heritage Site SPD (2011)[1]; Design Guidance on Shrewsbury Battlefield (2020); Guidance Note on Development in the River Clun Catchment (2023); Guidance Note on Ammonia Emissions (2023); and Guidance Note on Environmental Networks (2013).

4.24. Further SPD's are likely to be prepared following the adoption of the draft Shropshire Local Plan, to support its implementation.

4.25. Further information on Shropshire Council's SPD's can be found via: https://shropshire.gov.uk/planning-policy/supplementary-planning-documents-spds/

Authority Monitoring Report

4.26. An Authority Monitoring Report (AMR) is a key mechanism utilised by the Council to monitor the effectiveness of the policies and proposals in the adopted Development Plan.

[1] Jointly prepared with Wrexham and Denbighshire Council's in Wales, so not formally adopted by Shropshire Council in recognition of the differences between the English and Welsh planning systems.

4.27. In this way, it also informs the development of policies and proposals in future Development Plan documents.

4.28. Shropshire Council will aim to prepare an AMR covering the previous financial year (1 April to 31 March) before the end of the subsequent financial year.

4.29. The task of monitoring and producing an AMR forms a part of the process of maintaining an up-to-date evidence base and tracking plan-making progress.

4.30. The AMR will include:

a. A review of the area's characteristics, including: a social, environmental, economic, physical and demographic background; and local indicators on particular local issues, concerns or policy objectives.

b. An assessment of the use and effectiveness of policies within the adopted Development Plan.

c. A review progress made in any ongoing plan-making, based on achievement of targets and milestones set out in the LDS. Where such targets and milestones are not being achieved, it will consider the reasons why.

d. Actions required to address any identified issues, including through preparation of new Development Plan documents. Please Note: the AMR itself will not revise or amend policies, but it will set out the steps the Council will take to address those issues.

4.31. The latest AMR covers the financial year 2019-2020, covering the period prior to the Formal Regulation 19 Consultation on the draft Shropshire Local Plan for examination. It is supported by other documents which monitor the effects of the adopted Local Plan and informed the preparation of the draft Shropshire Local Plan.

4.32. Further information on monitoring and site assessment is available on the Shropshire Council website at: https://www.shropshire.gov.uk/planning-policy/monitoring-and-site-assessment/

5. Community Infrastructure Levy

5.1. The Community Infrastructure Levy (CIL) is a charge on new development to help fund supporting infrastructure. The CIL process is closely related to, but not part of, the statutory planning framework. Statute for CIL is provided within the Community Infrastructure Levy Regulations 2010 (as amended).

5.2. CIL only applies in areas where the Council has consulted on and approved a Charging Schedule, which sets out its levy rates. These rates can be based on the size, type and location of new development. Once introduced, the actual liability is calculated using the Gross Internal Area (GIA) of a development.

5.3. In order to secure necessary infrastructure funding, Shropshire Council adopted a CIL Charging Schedule on the 1st January 2012. This Charging Schedule sets out CIL rates per square metre of floorspace for all open market residential development only.

5.4. Through annual indexation, CIL charging schedules are kept up-to-date. However, the Council may consider a review of its adopted CIL Charging Schedule alongside the next Local Plan Review. This decision will be informed by such factors as changes in national legislation and local viability evidence.

5.5. Further information on CIL can be found on the Shropshire Council website via: http://shropshire.gov.uk/CIL

6. Preparation of the Development Plan and Related Documents – The Current System

Introduction

6.1. This section of the LDS summarises the processes involved in preparing Development Plan documents and related documents under the current plan-making system.

6.2. Please Note: Government is intending to bring into force a revised plan-making system in Summer/Autumn of 2025.

Key Stages in Preparing A Local Plan

6.3. The Local Plan is prepared by Shropshire Council and is subject to independent examination by the Planning Inspectorate.

6.4. The key stages of preparing a Local Plan under the current plan-making system comprise:

Stage	Summary
1.Pre-Production	Evidence gathering stage to develop the evidence base to inform the preparation of a 'sound' Local Plan.
2. Production	Preparation of Issues and Options and potentially additional Preferred Option stages, by involving the community and other stakeholders and consultation on these. A final or Pre-Submission draft version of the Local Plan is prepared for gathering representations on 'soundness' for the Examination. Should significant new issues be raised there is the opportunity to go back to a previous stage before submitting the Local Plan for Examination to the Secretary of State in the light of the representations received.
3. Examination	Independent examination by a Planning Inspector to consider the 'soundness' and legal compliance of the Plan.
4. Adoption	The Inspector prepares a report possibly with modifications to make the Local Plan sound which may require further consultation. Once undertaken if required the Council adopted and publish the Local Plan.

Key Stages in Preparing A Neighbourhood Plan

6.5. Neighbourhood Plans are prepared by local communities and subject to testing by an independent examiner.

6.6. Key stages of preparing a Neighbourhood Plan under the current plan-making system (Shropshire Council understands this process will not be subject to change as part of the new plan-making system) comprise:

Stage	Summary
1.Designation	The qualifying body submits an application to designate a neighbourhood area to the local planning authority, which publicises and consults on the area application for minimum of 6 weeks.
2. Production	The qualifying body develops proposals advised by the local planning authority. This comprises: • Gathering baseline information and evidence. • Engaging and consulting with those living and working in the neighbourhood area and those with an interest in or affected by the proposals (e.g. service providers). • Talking to land owners and the development industry. • Identifying and assessing options. • Determining whether a plan (or order) is likely to have significant environmental effect. • Starting to prepare proposals documents.
3. Pre-Submission Consultation	The qualifying body invites representations on the draft plan and considers consultation responses and amends it if appropriate. The qualifying body prepared a consultation statement.
4. Submission to the Local Planning Authority	The qualifying body submits the plan to the local planning authority, which checks that submitted proposal complies with all relevant legislation. If the local planning authority finds that the plan or order meets the legal requirements it: • Publicises the proposal for minimum 6 weeks and invites representations. • Notifies consultation bodies referred to in the consultation statement. • Appoints an independent examiner (with the agreement of the qualifying body).
5. Independent Examination	The local planning authority sends the draft plan and representations to the independent examiner, who undertakes examination and issues a report to the local planning authority and qualifying body. The local planning authority publishes the report and reaches its own view on whether to send the plan to referendum.
6. Referendum and Making the Neighbourhood Plan	Shropshire Council publishes an information statement and notice of referendum. Polling takes place and results are declared. Subject to the results, the local planning authority 'makes' the neighbourhood plan, bringing it into force.

Key Stages in Preparing Supplementary Planning Documents

6.7. More detailed advice or guidance on the policies in the Development Plan may be provided through the preparation of Supplementary Planning Documents (SPD's) which are subject to rigorous community involvement, but are not subject to independent testing and do not form part of the statutory Development Plan.

6.8. Under the current plan-making system, the process of preparing SPD's is shorter and does not involve independent examination. The key stages involve:

Stage	Summary
1. Preparation of Draft SPD	Includes evidence gathering and the involvement of the community and stakeholders from an early stage.
2. Consultation on Draft SPD	Representations invited on a published draft.
3. Adoption	Council considers representations received and finalises SPD before adoption.

7. Preparation of the Development Plan and Related Documents – The New System

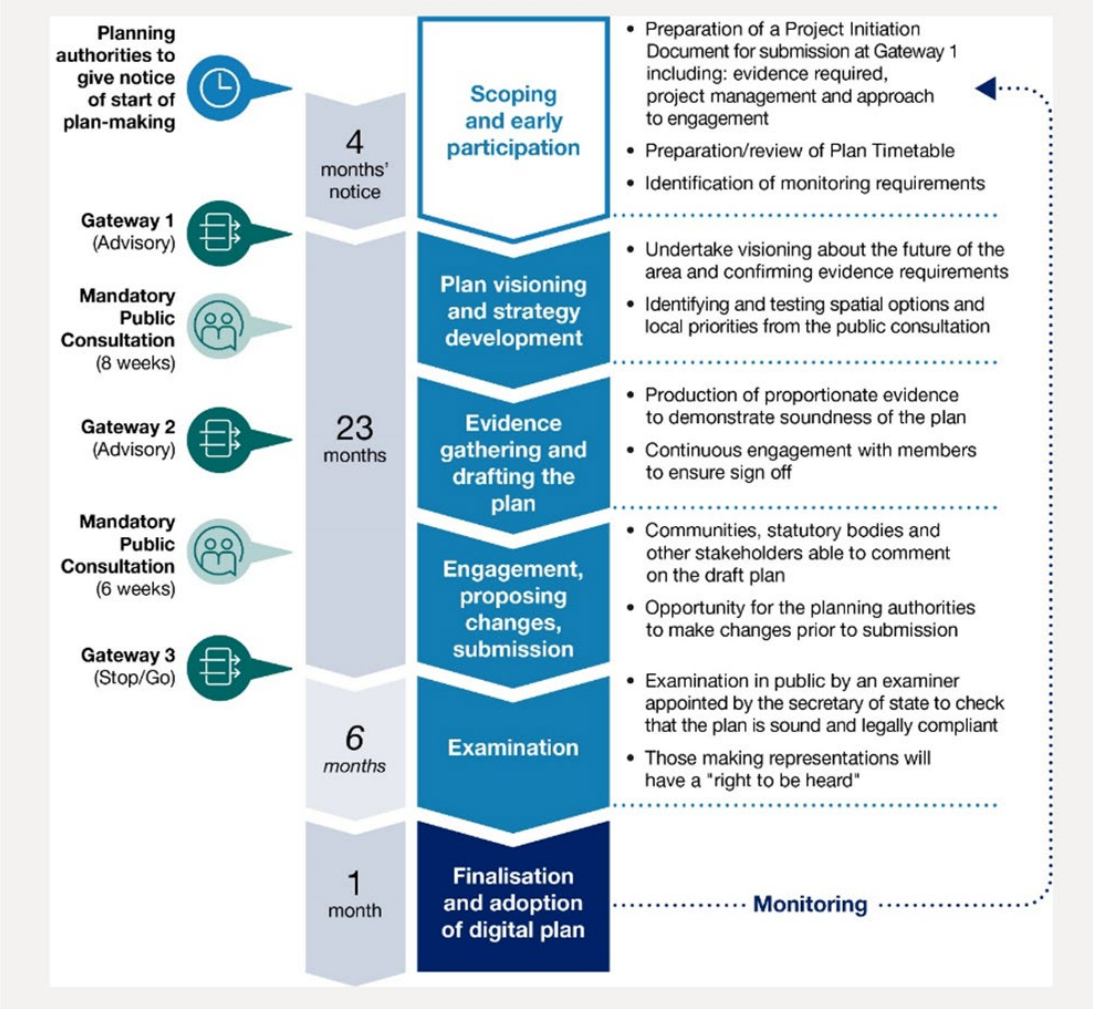
Introduction

7.1. Government is intending to bring into force a revised plan-making system in Summer/Autumn of 2025, but currently the key stages involved in this process are not yet finalised.

Consultation Proposals

7.2. To inform revisions to the plan-making system, in 2023 Government undertook consultation, including identification of a proposed approach.

7.3. These proposals are summarised in the diagram below. However, it is important to note that Shropshire Council is currently uncertain what changes (if any) Government will introduce to these proposals when introduced, based on responses to this consultation:



7.4. Further information on this consultation on Government's proposals on reform to plan-making are available at: https://gov.uk/government/consultations/plan-making-reforms-consultation-on-implementation

8. Development Plan Document Preparation

Overview

8.1. This section of the LDS details the Development Plan Documents that the Council anticipates will be progressed over the next three year period.

Ongoing Local Plan Review

8.2. The Council commenced the ongoing Local Plan Review in order to provide further certainty and clarity for development and investment.

8.3. This approach was considered responsive to Paragraphs 15 (which confirms the principle that the planning system should be genuinely plan-led) and 32-34 (which outline expectations for the preparation and review of plans) of the NPPF and the commitment within Paragraph 1.13 of the adopted SAMDev Plan.

8.4. Following a series of Regulation 18 (plan-making) and a Regulation 19 (pre-submission) consultations, the Council submitted a draft Local Plan for examination on the 3rd September 2021.

8.5. Stage 1 Hearing Sessions focusing on legal and strategic issues (including strategic policies) were undertaken in July 2022 and January 2023. The Planning Inspectors subsequently issued their Interim Findings (ID28) in February 2023.

8.6. Stage 2 Hearing Sessions consisting of further consideration of strategic issues (including strategic policies) and the more detailed settlement and development management policies commenced in October, but were subsequently paused by the Inspectors due to soundness concerns.

8.7. The Council's proposed approach to responding to these soundness concerns is to be considered by Cabinet on the 12th February 2025.

8.8. The timetable identified within this LDS (Table 2: Preparation Programme) aligns with this proposed approach. Importantly, this timetable may be subject to further change in response to the ongoing examination. The LDS will therefore be kept under regular review.

8.9. The content and programme for review and production of this Local Plan and associated evidence base are set out in the Schedule of Proposed Documents (Table 1) and subsequently within the Individual Document Profiles.

Next Local Plan Review

8.10. In late 2024, Government introduced an updated National Planning Policy Framework (NPPF) and new 'standard methodology' for assessing local housing need.

8.11. This new 'standard methodology' results in a significant uplift to local housing need in many parts of the Country, including Shropshire. Indeed, within Shropshire local housing need increased from 1,070 dwellings per annum to 1,994 dwellings per annum.

8.12. The updated NPPF included a series of transitional arrangements. This included a requirement to *"begin work on a new plan, under the revised plan-making system provided for under the Levelling Up and Regeneration Act 2023 (as soon as the relevant provisions are brought into force in 2025)"*, in circumstances where a draft Local Plan was submitted for examination on or before 12 March 2025 and meets less than 80% of the new local housing need. This requirement applies in Shropshire.

8.13. As such the Council is required to begin work on the next Local Plan, under the revised plan-making system, once the relevant provisions are brought into force in 2025.

8.14. The Council understands Government is intending to bring into force the revised system in Summer/Autumn of 2025.

8.15. The timetable identified within this LDS (Table 2: Preparation Programme) aligns with the transitional arrangements in the NPPF and seeks to reflect best available information on the likely new plan-making system, specifically that previously consulted upon.

8.16. Importantly, this timetable may be subject to change for a variety of reasons, including changes to timescales for introduction of the new plan-making system, the requirements of the new plan-making system and variation from that previously consulted upon, the conclusions of the evidence base, wider changes in national government policy and guidance, and availability of Council resources. The LDS will therefore be kept under regular review.

8.17. The content and programme for review and production of the next Local Plan and associated evidence base are set out in the Schedule of Proposed Documents (Table 1) and subsequently within the Individual Document Profiles.

Neighbourhood Plan

8.18. A range of Neighbourhood Plans are currently 'in development' across Shropshire. Furthermore, whilst it is the local community (via the accountable body) rather than Shropshire Council which determines if a Neighbourhood Plan is to be progressed and if so processes and timescales up to submission, the Council anticipates further Neighbourhood Plans will progress over the next three year period.

8.19. Further information on 'in development' Neighbourhood Plans is available on the Shropshire Council website via: https://shropshire.gov.uk/planning-policy/neighbourhood-and-community-led-plans/

Table 1: Schedule of Proposed Development Plan Documents

Document Title	***Status***	***Brief Description***	***Chain of Conformity***	***Proposed Date of:***		
				Commencement	***Submission to Secretary of State***	***Adoption***
Draft Shropshire Local Plan (2016-2038)	Development Plan Document	Document providing a positive vision and objectives for the future Shropshire for the period 2016-2038. Provides a policy framework and identifies site allocations to meet housing and economic needs and social and environmental priorities.	General conformity with National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG)	January 2017	September 2021	Summer 2026
Next Local Plan (2025-2045)	Development Plan Document	Document providing a positive vision and objectives for the future Shropshire for the period 2025-2045. Provides a policy framework and identifies site allocations to meet housing and economic needs and social and environmental priorities.	General conformity with National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG)	Notification: Autumn 2025 Formal Commencement: Winter 2026	Autumn 2027	Summer 2028
Neighbourhood Plans	Development Plan Document	Neighbourhood Plans setting out local objectives, development management policies and allocations.	Core Strategy, SAMDev Plan, future Local Plan documents.	Neighbourhood Plans are prepared by qualifying bodies that represent the local community (appropriately supported by Shropshire Council). The document is subject to testing by an independent examiner. Timescales to the point of submission to the Council are determined by the relevant qualifying body, informed by consideration of requirements and guidance. Following appointment of an examiner, timescales determined by the examiner. Council responsible for referendum and subsequent adoption timescales.		

9. Plan Preparation Programme – Timescales and Key Milestones

9.1. This section of the LDS details the timescales and key milestones for Development Plan Documents that the Council intends to progress over the next three year period.

9.2. The Council acknowledges the Plan Preparation Programme includes a challenging expectation that the current and next Local Plan Review process will 'overlap', but this is a requirement of the transitional arrangements within the NPPF.

9.3. Please Note: Timescales detailed within the next Local Plan Review align with the plan-making process Government previously consulted upon.

Table 2: Plan Preparation Programme

Project Plan	2025												2026											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Current Local Plan Review (2016-2038)																								
Draft Local Plan (2016-2038)						C 2	2				5	5		C	2	2		®	©6	P				
Sustainability Appraisal						C 2	2							C	2	2								
Habitats Regulations Assessment														C	2	2								
Next Local Plan Review (2025-2045)																								
Draft Local Plan (2025-2045)										1												C	2	2
Environmental Outcomes Assessment																						C	2	2
Habitats Regulations Assessment																						C	2	2
Monitoring																								
Authority Monitoring Report			P												P									
Five Year Housing Land Supply			P												P									
Local Aggregates Assessment			P									P												P

Project Plan Continued	2027												2028						
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
Current Local Plan Review (2016-2038)																			
Draft Local Plan (2016-2038)																			
Sustainability Appraisal																			
Habitats Regulations Assessment																			
Next Local Plan Review (2025-2045)																			
Draft Local Plan (2025-2045)					3					C	2	2	3 4		5	5	5	®	©6P
Environmental Outcomes Assessment										C	2	2							
Habitats Regulations Assessment										C	2	2							
Monitoring																			
Authority Monitoring Report			P												P				
Five Year Housing Land Supply			P												P				
Local Aggregates Assessment												P							

Plan-Making Stages
- Preparation and pre-production stage
- Production stage
- Examination stage
- Post-examination stage
- Adoption

Sustainability Appraisal (SA) / Environmental Outcomes Stages
- Assessment of reasonable options and effects of proposals
- Draft Environmental Report
- Final Environmental Report

Habitats Regulation Assessment Stages
- Screening and where necessary appropriate assessment of proposals
- Draft Report
- Final Report

Plan-Making Milestones
- 1 Commencement of plan-making
- 2 Consultation
- 3 Gateway Checks
- 4 Submission to Secretary of State
- 5 Anticipated hearing dates
- 6 Anticipated adoption

Plan-Making Decision Requirements
- **C** Cabinet
- © Council
- ® Inspectors Report
- **P** Publication

10. Document Profiles

10.1. This section of the LDS provides more comprehensive profiles of the Development Plan Documents to be progressed by the Council over the next three year period.

Current Local Plan Review (2016-2038)

Document Overview	
Role & subject:	Sets out the vision, objectives, targets and spatial strategy for the development of Shropshire together with site allocations to meet development requirements for this period and detailed development management policies.
Geographical area:	Shropshire
Status:	Statutory Development Plan Document
Conformity:	General conformity with NPPF and NPPG
Timetable	
Commence preparation	January 2017
Consultation on Issues & Options	January 2017
Targeted engagement on Preferred Options	October 2017 – September 2019
Publication of Pre-Submission draft Plan	December 2020
Submission to Sectary of State	September 2021
Examination	September 2021 – December 2025
Inspector's Report	June 2026
Adoption	July 2026
Arrangements for Production	
Lead for production process	Planning Policy & Strategy Manager

Political management arrangements	Local Plan Member Group, Cabinet & Council
Resource requirements	Core Planning Policy staff supported by contractors and by staff across a wide range of other council services.
Habitat Regulations Assessment and Sustainability Appraisal (incorporating Strategic Environmental Assessment).	Habitats Regulations Assessment and Sustainability Appraisal (incorporating Strategic Environmental Assessment) to be carried out in-house.
Evidence Base	Resource data held by Councils, statutory bodies, consultation responses.
Involvement of stakeholders & the community	Compliance with the published Statement of Community Involvement (SCI) and Duty to Co-operate requirements.
Monitoring and Review	
Monitoring requirements	Monitored on an annual basis through the Authority Monitoring Report and subject to review if the monitoring highlights a need.
Review timescale	Transitional arrangements within the NPPF require a review to commence as soon as the relevant provisions are brought into force in 2025.

Next Local Plan Review (2025-2045)

Document Overview	
Role & subject:	Sets out the vision, objectives, targets and spatial strategy for the development of Shropshire together with site allocations to meet development requirements for this period and detailed development management policies.
Geographical area:	Shropshire
Status:	Statutory Development Plan Document

Conformity:	General conformity with NPPF and NPPG
Timetable	
Notification of Intention to Commence:	October 2025 (linked to relevant provisions for the new plan-making system being brought into force).
Formal Commencement:	February 2026
First Consultation Stage (equivalent to Issues and Preferred Options):	November 2026 – December 2026
Second Consultation Stage (equivalent to Pre-Submission Consultation):	November 2027 – December 2027
Submission to Sectary of State	January 2028
Examination	January 2028 – June 2028
Inspector's Report	June 2028
Adoption	July 2028
Arrangements for Production	
Lead for production process	Planning Policy & Strategy Manager
Political management arrangements	Local Plan Member Group, Cabinet & Council
Resource requirements	Core Planning Policy staff supported by staff across a wide range of other council services. Consultants to undertake specific technical assessments.
Habitat Regulations Assessment and Environmental Outcomes Reporting	Habitats Regulations Assessment and Environmental Outcomes Reporting processes (or equivalent) to be determined.
Evidence Base	Data held by the Council and statutory bodies. Information gathered through consultation responses and evidence production exercises.

	Assessment work undertaken by the Council and/or consultants appointed to undertake specific technical assessments.
Involvement of stakeholders & the community	Compliance with the published Statement of Community Involvement (or equivalent) and Duty to Co-operate requirements.
Monitoring and Review	
Monitoring requirements	Monitored on an annual basis through the Authority Monitoring Report and subject to review if the monitoring highlights a need.
Review timescale	The document will be formally reviewed at least once every five years. Decisions on the necessity of an early review and the extent of any review process will be informed by best available evidence.

11. Risk Management

11.1. The *Risk Management Log* summarises analysis of the areas of uncertainty and risk facing production of Development Plan Documents detailed within this LDS which are anticipated to progress over the next three year period.

11.2. Where possible, before the *Risk Management Log* was finalised, the Council identified risk management opportunities to eliminate or minimise risks, which are embedded within the proposals for Development Plan Document preparation and identification of associated timescales and key milestones.

11.3. However, as detailed within the *Risk Management Log*, the Council have identified a number of significant risks that could impact upon the delivery of these Development Plan Documents.

11.4. Whilst proposed responses or mitigation measures have been set out, seeking where possible to manage these risks, some areas of risk are outside the Council's control – particularly timescales and processes associated with the new plan-making system and new financial pressures, which could curtail many of the proposed mitigation measures.

11.5. In conclusion, the risk assessment would suggest that the Development Plan Document programme remains extremely challenging.

11.6. Therefore, where individual document production milestones are missed it could be difficult to 'get back on track' without impacting on other elements of the overall programme.

11.7. The most fundamental overall mitigation measure that can be made is to ensure sufficient resources are available throughout the timescale of the LDS and to build-in realistic document production timescales into this LDS at the outset.

Table 3: Development Plan Document Risk Management Log

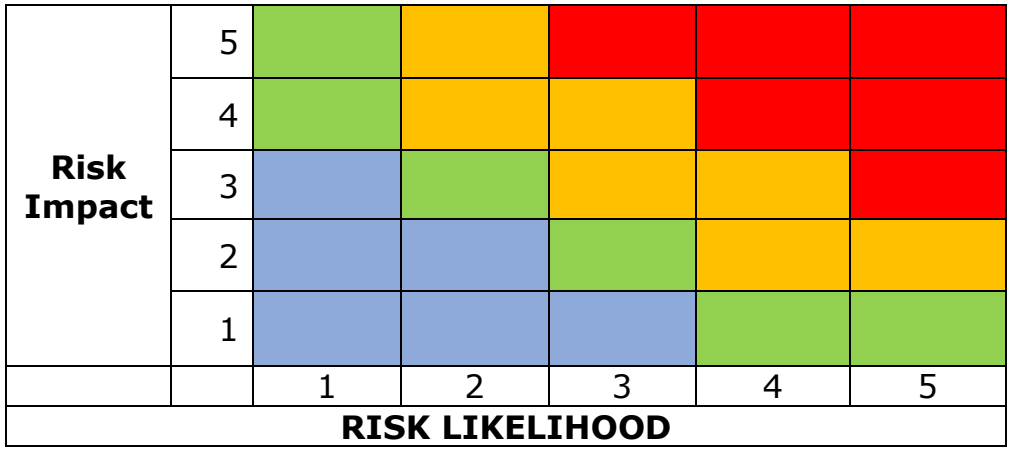
Area of Uncertainty/Risk		Effect	Likelihood	Impact	Total Risk Score	Response / Counter Measures
1	Revision/change of LDS.	• Approval of LDS delayed. • Causes slippage in overall Local Plan programme.	4	3	12 (medium)	• Close relationship and advocacy with members and directors.
2	Constrained Council financial resources – insufficient budgetary provision to adequately finance Local Plan Review project. Rising Inspectorate fees are also noted.	• Work cannot be progressed to published timescales. • Objectives on quality compromised.	3	4	12 (medium)	• A strong a case for setting an appropriate budget to deliver Local Plan and costs/budget kept under review. • Use of funding for Service improvements. • Maximise use of matrix management to draw on suitable staff resources within the Council. • Expand partnership working to draw upon the skills and resources within other organisations. • Review LDS timetables where necessary.
3	Lack of in-house skills for specialised areas of policy work/background studies.	• Slow progress causing a slippage in programme. • Evidence base challenged or undermined. • Quality compromised.	4	3	12 (medium)	• Obtain training for areas where expertise is lacking. • Review the adequacy of staffing as part of annual service reviews. • Expand partnership working. • Seek to 'draw-in' support from the 'Planning Advisory Service' (PAS). • In some cases it will be more efficient to engage consultants where specialist skills are required to short timescales and in-house development is unrealistic.
4	Project Team required to contribute to other work priorities (e.g. planning appeals and infrastructure planning).	• Diverts Team from Local Plan causing a slippage in programme.	4	3	12 (medium)	• Make Local Plan a Corporate Priority. • Identify key staff to be 'shielded' from other work. • Increase size of team.
5	Staff turnover and recruitment difficulties. Some staff turnover might be expected over the LDS period and this could have a considerable impact.	• Reduced capacity causing slippage in programme or failure to prepare Local Plan.	3	4	12 (medium)	• Take prompt action to fill vacancies, with staff with required skills. • Pay recruitment/ retention incentives. • Where recruitment difficulties are encountered, consider interim arrangements such as temporary appointments, use of agency staff or secondment of staff.

Area of Uncertainty/Risk		Effect	Likelihood	Impact	Total Risk Score	Response / Counter Measures
6	Staff absence (e.g. long term sickness, maternity leave).	• Reduced capacity causing slippage in programme or failure to prepare Local Plan.	4	3	12 (medium)	• Consider interim arrangements such as temporary appointments, buying in agency staff or secondment of staff. • The adequacy of staffing levels will be evaluated through the monitoring of the preparation of the Local Plan.
7	Joint working with other internal departments and / or external authorities causes delay.	• Causes a slippage in programme.	4	3	12 (medium)	• Where possible, ensure that timescales for the Local Plan Review realistically reflect partner organisations ability to contribute to joint working. • Ensure commitment to milestone dates and resource allocation is obtained from relevant parties in advance in particular HE, NE and EA. • Consider involvement mechanisms carefully, seeking to ensure stakeholders feel engagement is worthwhile. • Consider ways to help improve the ability of local stakeholders to get involved and where possible will look to achieve efficiencies by linking with Community Enablement Team processes for example.
8	Volume of work greater than anticipated (e.g. higher level of representations than expected).	• Causes slippage in programme.	4	3	12 (medium)	• Where possible, ensure timetable is realistic but has some flexibility built in. • Monitor progress against LDS. • Consider additional resources.
9	Uncertainty associated with the processes and requirements of the forthcoming new plan-making process.	• Slow progress causing a slippage in programme. • Evidence base challenged or undermined. • Quality compromised.	3	4	12 (medium)	• Seek to 'draw-in' support from the 'Planning Advisory Service' (PAS). • Utilise best practice and national templates (where available) to support the process.

Area of Uncertainty/Risk		Effect	Likelihood	Impact	Total Risk Score	Response / Counter Measures
10	Achievability of timescales associated with the new plan-making process.	• Work cannot be progressed to published timescales. • Objectives on quality compromised.	3	4	12 (medium)	• A strong a case for setting an appropriate budget to deliver Local Plan and costs/budget kept under review. • Ensure Local Plan is founded on a robust but proportionate evidence base. • Utilise best practice and national templates (where available) to support the process. • Review LDS timetables where necessary.
11	Planning Inspectorate unable to meet the timescale for examination and/or reporting. Risk considered to increase under new plan making process.	• Examination and/or report is delayed. • Key milestones in programme not met.	3	3	9 (medium)	• Once the LDS is in place there is a Service Level Agreement with PINS regarding the proposed public examination dates within it. • Close liaison with PINS to ensure early warning of any problems. • Experience has shown PINS delays inevitably occur during examination, which can lead to uncertainty with decision taking and at appeal.
12	Political considerations – all key Local Plan preparation steps involve Member decisions. Reports also need to be prepared around a month before the date of decision.	• Change in membership of Local Plan Member Group. • Change in approach / priorities arising from new members.	2	3	6 (low)	• Lead-in-time to member decisions has been allowed for in all document timetables in this LDS. • Members involved in the Local Plan preparation process in order to provide ownership, leadership and commitment to future implementation. • It is proposed that quarterly performance against these indicators will be included in the Council's performance management framework.
13	Local Plan Review found unsound.	• Local Plan cannot be adopted without significant additional work	2	4	8 (medium)	• Ensure Local Plan is founded on a robust evidence base and environmental assessment and well audited community and stakeholder engagement. • Keep in view best practice elsewhere. • Obtain training for areas where expertise is lacking.

Area of Uncertainty/Risk		Effect	Likelihood	Impact	Total Risk Score	Response / Counter Measures
14	Legal challenge on procedural grounds	• Adopted Local Plan quashed. • Additional workload.	2	4	8 (medium)	• Ensure all relevant regulatory procedures are complied with.
15	National planning policy changes.	• Uncertainty & delay. • Need to revise scope, content or timetable for review.	3	3	9 (medium)	• Officer level / political engagement with CLG. • Careful project design and management, including particularly the measures identified under 2-10 above.

Risk Matrix



15 - 25	**High**	**Immediate Senior Management action**
8 - 12	**Medium**	**Manage closely at Directorate, or equivalent level**
4 - 6	**Low**	**Continue to manage at Manager level**
1 - 4	**Very Low**	**Continue to manage at Service level**

Likelihood Definitions

Score	Likelihood	Definitions (replacing all previous)
1	Rare/ Highly Unlikely	It is unlikely that the event will occur
2	Possible	It is likely that this event will occur but not within the next year
3	Likely	There is a fair chance (50:50) that this event will occur within the next year
4	Almost Certain	The event will almost certainly occur within the next six months
5	Certain	The event has occurred or will almost certainly occur within the next three months

Impact Definitions

Score	Impact	Definitions (replacing all previous)
1	Negligible	• Day to day operational problems • Budgetary issues that can be resolved within Service
2	Minor	• Manageable disruption to services • Noticeable internal impact, but the Service would remain on course to achieve priorities • Budgetary issues that can be resolved within Service Management Team • Localised reputational damage • Isolated complaints • Minor Injury to employees or those in the Council's care
3	Significant	• Significant loss, delay or interruption to services • Disruption to one critical Council Service for more than 48hrs • Non-delivery of corporate and service plan objectives • Significant stakeholder concern • Attracting short term media attention and potential for litigation/ prosecution from legislative or regulatory bodies • Long term regional damage to reputation • Budgetary issues that can be resolved at Directorate level. • Serious Injury to employees or those in the Council's care • Significant complaints

Score	Impact	Definitions (replacing all previous)
4	Major	• Widespread medium to long term impact on operational efficiency, performance and reputation. • Major disruption to Council's critical services for more than 48hrs (e.g. major ICT failure) • Breach of legal or contractual obligation attracting medium-term attention of legislative or regulatory bodies. • Adverse coverage in National Press/Front page news locally • Budgetary issues that can only be resolved by Section 151 Officer / Chief Executive / Members • Serious Injury to employees or those in the Council's care
5	Critical	• Potential to threaten the existence of a service/s • Death of employees or those in the Council's care • Inability to function effectively, Council-wide • Service delivery has to be taken over by Central Government • Front page news story in National Press • Serious breach of legal or contractual obligation resulting in National impact with rapid intervention of legislative or regulatory bodies. • Extensive adverse media interest. • Budgetary intervention at national level

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Shropshire Council

Five Year Housing Land Supply Statement

Data to: 31st March 2024

Published:

www.shropshire.gov.uk
General Enquiries: 0345 678 9000

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Appendix C. Sites with a Prior Approval decision at 31st March 2024

Appendix D. Sites with a 'resolution to grant' Planning Permission at 31st March 2024

Appendix E. Sites allocated for development within the adopted Development Plan

Appendix F. Sites proposed for allocation for development within the draft Shropshire Local Plan

Appendix G. Strategic Land Availability Assessment (SLAA)

Appendix H. Affordable Housing Sites Including Those Seeking Homes England (HE) Funding

Appendix I. Windfall Sites

Appendix J. Lapsed Permissions

1. Executive Summary

Introduction

1.1. In late 2024, Government introduced an updated National Planning Policy Framework (NPPF) and new 'standard methodology' for assessing local housing need[1]. This new 'standard methodology' results in a significant uplift to housing need in many parts of the Country, including Shropshire.

1.2. The NPPF specifies Local Planning Authorities are required to identify and annually review their housing land supply.[2]

1.3. The purpose of this process is to assess whether sufficient deliverable sites are available in a Local Planning Authority area to allow for provision of five years' worth of housing (plus an appropriate buffer), based on the identified housing requirement set out in adopted strategic policies, or against local housing need where strategic policies are more than five years old (unless policies have been reviewed and found up-to-date).

1.4. This document summarises the assessment for the five year period from **2024/25 to 2028/29**.

1.5. It has been undertaken using a cautious and robust methodology which is consistent with national policy and guidance.

1.6. **This assessment will be updated at least annually as further information becomes available regarding the delivery of housing sites in Shropshire.**

Housing Land Need and Requirement

1.7. The adopted Development Plan for Shropshire consists of the Core Strategy (2011); Site Allocations and Management of Development (SAMDev) Plan (2015); and 'made' formal Neighbourhood Plans.

1.8. The strategic policies in the adopted Core Strategy (2011) identify an ambitious housing requirement for Shropshire of 27,500 dwellings between 2006 and 2026. The SAMDev Plan (2015) seeks to deliver the housing requirement identified within the Core Strategy (2011).

1.9. As the strategic policies which establish the housing requirement in the adopted Development Plan are more than five years old, this assessment is undertaken in the context of the new 'standard methodology' for assessing local housing need.

[1]MHCLG, (2024), NPPG, Housing and Economic Development Needs Assessments (ID2a), Paragraph 004
[2]MHCLG, (2024), NPPF – Paragraphs 78

1.10. This new 'standard methodology' identifies significant increases to local housing need across the Country, including in Shropshire. Specifically in Shropshire:

a. The previous 'standard methodology' resulted in a local housing need for Shropshire of **1,070 dwellings per annum**.

b. The new 'standard methodology' results in a local housing need for Shropshire of **1,994 dwellings per annum**.

Adjustments to Housing Land Need and Requirement

1.11. Once the appropriate 'baseline' for assessing the five year housing land supply is identified, national policy and guidance stipulate two specific adjustments which need to be considered.

1.12. The first is an adjustment to account for any **past shortfall** in housing completions. National guidance[3] specifies that where the 'baseline' for assessing the five year housing land supply is:

a. The housing requirement in an adopted Development Plan, there is a general expectation that any past under-delivery in the plan period would be addressed within the next five year period, unless there is specific justification for an alternative approach.

b. Local housing need calculated using the new 'standard methodology', then past under-delivery is embedded within this assessment and as such no specific adjustment is required.

1.13. In this instance, the 'baseline' for assessing the five year housing land supply is local housing need calculated using the new 'standard methodology'. As such, consistent with national guidance, no adjustment is required to account for any past shortfall in housing completions.

1.14. The second is an adjustment to allow a **buffer** to create choice and competition in the market for land. The NPPF and accompanying guidance[4] stipulate that this buffer (consisting of supply brought forward from later in the plan period) should be 5% unless there has been significant under delivery of housing over the previous three years, in which case it should be increased to 20%.

1.15. Latest Housing Delivery Test results[5] indicate in Shropshire delivery has exceeded need. As such, in this instance a 5% buffer, equating to **499 dwellings**, is appropriate.

[3] MHCLG, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 022
[4] MHCLG, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 013
[5] MHCLG, (2024), Housing Delivery Test, https://gov.uk/government/collections/housing-delivery-test

Housing Land Supply

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

1.17. In determining whether dwellings on a site are deliverable, Shropshire Council has applied the definition of deliverable provided within the NPPF: *"sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years…".*[6]

1.18. The methodology utilised for this assessment is documented within the main report of this statement.

1.19. In summary, this assessment concludes that deliverable dwellings in Shropshire are located on:

a. Sites with extant Planning Permission: 31st March 2024.
b. Sites with extant Prior Approval: 31st March 2024.
c. Selected sites with 'resolution to grant' Planning Permission: 31st March 2024 which are likely to be deliverable within five years.
d. Selected site allocations in the adopted Development Plan likely to be deliverable in five years.
e. Selected sites proposed for allocation for development within the draft Shropshire Development Plan likely to be deliverable within five years*.
f. Selected sites from the Strategic Land Availability Assessment (SLAA) likely to be deliverable within five years.
g. Selected affordable housing sites including Homes England (HE) funded sites which are likely to be deliverable within five years.
h. Windfall sites.

**The Council's approach to the consideration of these sites is to be considered by Cabinet on the 12th February 2025. The number of dwellings considered deliverable within this draft assessment is therefore subject to the outcome of this consideration.*

1.20. To add further robustness to the assessment, the Council also apply a very cautious assumption that 10% of deliverable dwellings on sites with Planning Permission; Prior Approval; 'resolution to grant' Planning Permission; allocations within the adopted Development Plan; proposed allocations within the draft Shropshire Local Plan; SLAA Sites; and emerging affordable housing sites will not be delivered in the five year period.

[6] MHCLG, (2024), NPPF – Annex 2: Glossary

Calculation: Local Housing Need and Housing Land Supply

1.21. The new 'standard methodology' for assessing local housing need, applicable from the 12th December 2024, results in a local housing need for Shropshire of 1,994 dwellings per annum.

1.22. During the five year period from **2024/25 to 2028/29** this equates to a local housing need of **9,970 dwellings**.

1.23. No adjustment is required to account for any **past shortfall** in housing completions, as this is embedded within the new 'standard methodology' for assessing local housing need.

1.24. A specific adjustment is required to provide a **buffer** to create choice and competition in the market for land. This buffer is 5%, equating to **499 dwellings**.

1.25. Table 1 provides a summary of the calculation of the proposed five year housing land need:

Table 1: Summary of Five Year Housing Land Need

Category		Housing Land Need
(A) 5 Year Requirement:	*2024/25*	*1,994*
	2025/26	*1,994*
	2026/27	*1,994*
	2027/28	*1,994*
	2028/29	*1,994*
	Total	**9,970**
(B) Under-Delivery:		**N/A**
(C) Buffer (5%):		**499**
(D) Total Requirement (A) + (B) + (C):		**10,469**

1.26. In determining whether dwellings on a site are deliverable, Shropshire Council has applied the definition of deliverable provided within the NPPF: *"sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years…".*[7]

[7] MHCLG, (2024), NPPF – Annex 2: Glossary

1.27. Table 2 provides a summary of the housing land supply in Shropshire considered deliverable within the next five years, at the 1st April 2024:

Table 2: Summary of the Deliverable Housing Land Supply (at 1st April 2024)

Category	Net Dwellings
(A) Dwellings on sites with Planning Permission*	6,094
(B) Dwellings on sites with Prior Approval*	93
(C) Dwellings on selected sites with a 'resolution to grant' Planning Permission*	19
(D) Dwellings on allocated sites estimated to be completed within 5 years*	689
(E) Dwellings on selected proposed allocated sites estimated to be completed within 5 Years*	2,071
(F) Dwellings on SLAA Sites deliverable within 5 years*	133
(G) Dwellings on emerging affordable housing sites deliverable within 5 years *	205
(H) Dwellings on windfall sites**	598
Total: (A) + (B) + (C) + (D) + (E) + (F) + (G) + H	**9,902**

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

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

Conclusion: Housing Need and Housing Land Supply

1.28. Table 3 brings together the five year housing land need and the results of the assessment of the housing land supply considered deliverable within the next five years in Shropshire, at 1st April 2024.

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

Table 3: Comparison:
Five Year Housing Land Need & Five Year Housing Land Supply

Total Need:	10,469
Total Supply:	9,902
Over / Under Provision:	**-567**
Number of Years Supply:	***4.73***

1.30. Table 3 demonstrates that despite identifying a very significant supply of deliverable housing land, Shropshire Council has concluded that on the basis of the new 'standard methodology' for assessing local housing need, it is unable to demonstrate a five year housing land supply. Specifically the Council considers that a **4.73 years' supply of deliverable housing land** exists in Shropshire.

1.31. Paragraph 11 of the NPPF specifies that in circumstances where the Local Planning Authority cannot demonstrate a five year supply of deliverable housing sites, a 'presumption in favour of sustainable development' should apply. For decision taking, it specifies that this means:

"c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination."

1.32. Please Note: The sites within the various components of the five year housing land supply at 1st April 2024 are included in Appendices A-I of the Shropshire Council: Five Year Housing Land Supply Statement (2024).

2. Introduction

2.1. In late 2024, Government introduced an updated National Planning Policy Framework (NPPF) and new 'standard methodology' for assessing local housing need[8]. This new 'standard methodology' results in a significant uplift to housing need in many parts of the Country, including Shropshire.

2.2. The NPPF specifies Local Planning Authorities are required to identify and annually review their housing land supply.[9] The purpose of this process is to assess whether sufficient deliverable sites are available in a Local Planning Authority area to allow for provision of five years' worth of housing (plus an appropriate buffer), based on the identified housing requirement set out in adopted strategic policies, or against local housing need where strategic policies are more than five years old (unless policies have been reviewed and found up-to-date).

2.3. This document summarises the assessment for the five year period from **2024/25 to 2028/29**. It has been undertaken using a cautious and robust methodology which is consistent with national policy and guidance. Data within this assessment is to the 31st March 2024, as such the base date for the assessment is 1st April 2024.

2.4. The statement comprises six main components, these are the:

a. Housing land need and requirement.
b. Housing delivery.
c. Components of the housing land supply.
d. Calculation: housing land need and housing land supply.
e. Conclusion: housing land need and housing land supply.
f. Schedules of sites included within the housing land supply.

2.5. In addition, a breakdown of the **housing commitments and completions by settlement with a residential development guideline in the adopted Development Plan** forms an Annexe to this report.

2.6. Within all aspects of this assessment, account has been taken of dwellings recorded as completed at the base date (1st April 2024) and residential units lost through development schemes, to produce a net figure.

2.7. *This assessment will be updated at least annually as further information becomes available regarding the delivery of housing sites in Shropshire.*

2.8. Please Note: A separate assessment of Gypsy and Traveller accommodation need & requirement is available on the Council website[10].

[8]MHCLG, (2024), NPPG, Housing and Economic Development Needs Assessments (ID2a), Paragraph 004
[9]MHCLG, (2024), NPPF – Paragraphs 78
[10]Shropshire Gypsy and Traveller and Travelling Showperson Accommodation Assessment (2019), https://shropshire.gov.uk/planning-policy/local-planning/local-plan-partial-review-2016-2036/evidence-base/

3. Housing Land Need and Requirement

Baseline for the Assessment

3.1. The NPPF specifies that when undertaking an assessment of housing land supply, it should be *"against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old."*[11]

Identification of the Housing Land Requirement

3.2. The adopted Development Plan for Shropshire consists of the Core Strategy (2011); Site Allocations and Management of Development (SAMDev) Plan (2015); and 'made' formal Neighbourhood Plans.

3.3. The strategic policies in the adopted Core Strategy (2011) set out the Council's vision, strategic objectives and broad spatial strategy to guide future development and growth in Shropshire to 2026. A key aspect of this spatial strategy was the identification of an ambitious housing target for Shropshire of **27,500 dwellings between 2006 and 2026** within Policy CS1.

3.4. The SAMDev Plan (2015) seeks to deliver the housing requirement identified within the Core Strategy (2011) (as recognised in Policy MD1), through the identification of deliverable sites for housing development and policies to appraise development proposals.

3.5. As the strategic policies which establish the housing requirement in the adopted Development Plan are more than five years old, this assessment is undertaken in the context of local housing need.

Identification of Local Housing Need

3.6. In late 2024, Government introduced a new 'standard methodology' for assessing local housing need[12]. This new 'standard methodology' differs from the previous iteration in a number of significant ways. In particular:

a. The 'baseline' is now existing dwelling stock rather than sub-national household projections. As such, the resultant 'need' is no longer linked to forecasts of population or household change.

b. An 'adjustment' mechanism in response to affordability ratios (difference between median house prices and median workplace-based earnings) is retained. However, the 'adjustment' is now:

   i. Based on the five year average affordability ratio, rather than three year average affordability ratio.

[11]MHCLG, (2024), NPPF – Paragraph 78
[12]MHCLG, (2024), NPPG, Housing and Economic Development Needs Assessments (ID2a), Paragraph 004

ii. Occurs where ratios of greater than 5:1, rather than 4:1 are experienced.

iii. For every 1% above the identified ratio, the adjustment is 0.95% rather than 0.25%.

c. All caps have been removed.

3.7. This new 'standard methodology' identifies significant increases to local housing need across the Country, including in Shropshire. Specifically in Shropshire:

a. The previous 'standard methodology' resulted in a local housing need for Shropshire of **1,070 dwellings per annum**.

b. The new 'standard methodology' results in a local housing need for Shropshire of **2,059 dwellings per annum**.

4. Housing Delivery

Adjustments to Housing Land Need and Requirement

4.1. Once the appropriate 'baseline' for assessing the five year housing land supply is identified, national policy and guidance stipulate two specific adjustments which need to be considered.

4.2. The first is an adjustment to account for any **past shortfall** in housing completions. National guidance[13] specifies that where the 'baseline' for assessing the five year housing land supply is:

a. The housing requirement in an adopted Development Plan, there is a general expectation that any past under-delivery in the plan period would be addressed within the next five year period, unless there is specific justification for an alternative approach.

b. Local housing need calculated using the new 'standard methodology', then past under-delivery is embedded within this assessment and as such no specific adjustment is required.

4.3. The second is an adjustment to create a **buffer** to create choice and competition in the market for land. The NPPF and accompanying guidance[14] stipulate that this buffer (consisting of supply brought forward from later in the plan period) should be 5% unless there has been significant under delivery of housing over the previous three years, in which case it should be increased to 20%.

4.4. The necessity and level of 'adjustment' required in response to each of these matters is therefore linked to housing delivery.

Adjustments Required in Response to Past Shortfalls

4.5. In this assessment, the 'baseline' for assessing the five year housing land supply is local housing need calculated using the new 'standard methodology'.

4.6. As such, consistent with national guidance, no adjustment is required to account for any past shortfall in housing completions.

4.7. However, the Council considers understanding performance against the housing requirement within the adopted Development Plan forms useful context when assessing housing land supply and delivery.

[13] MHCLG, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 022
[14] MHCLG, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 013

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

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

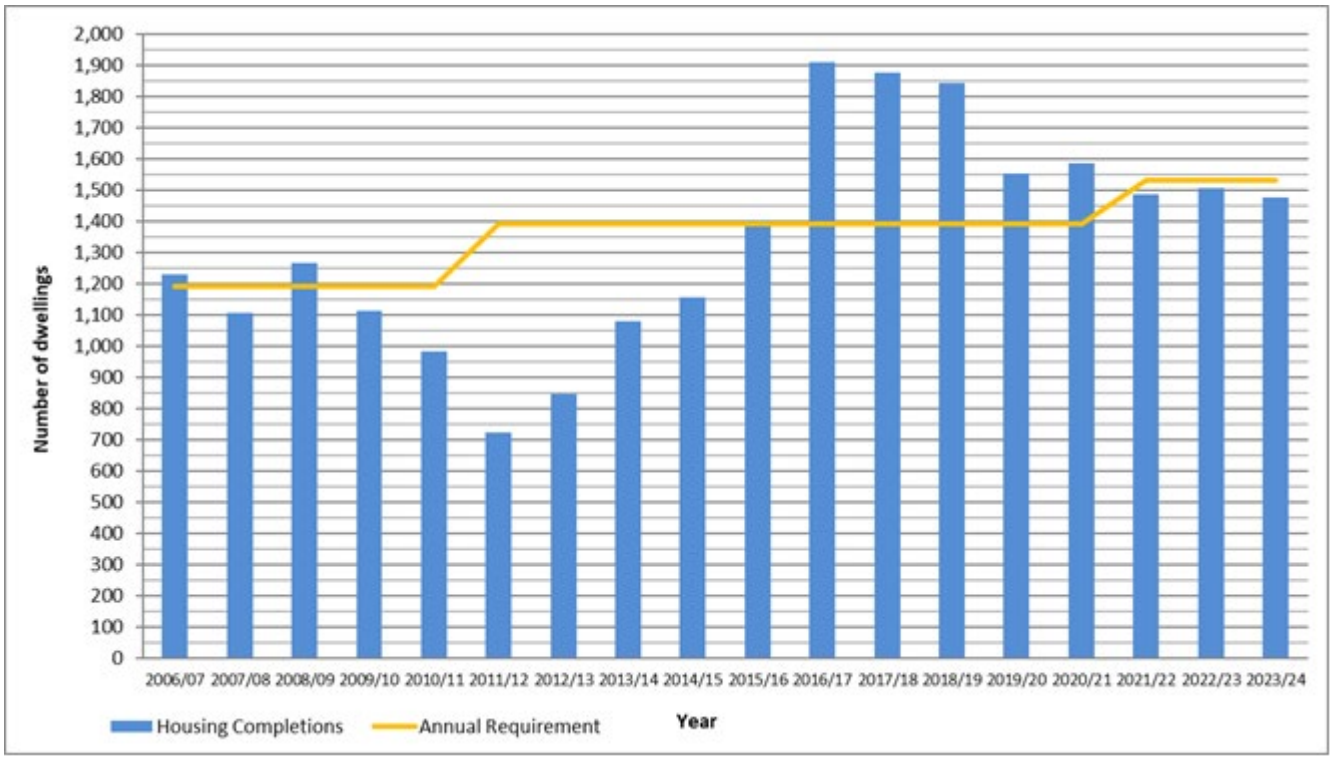
Table 4: Housing Requirement and Housing Completions in Shropshire (2006/07 - 2023/24)

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

[1]Identified using the housing trajectory from the supporting text of Policy CS10 of the Core Strategy (2011).

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

Figure 1: Housing Requirement and Housing Completions in Shropshire (2006/07 - 2023/24)



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

a. In the early years of the Local Plan period **(2006/07-2008/09)** dwelling completion rates were relatively stable at a level envisaged by the adopted Development Plan.

b. As a result of the economic downturn, dwelling completion rates decreased year on year **(2008/09 and 2011/12)**, resulting in under-delivery against the levels envisaged in the adopted Development Plan.

c. As the economy emerged from the downturn, dwelling completion rates increased year on year **(2011/12 to 2016/17)**, reaching a very significant high and remaining so **(2017/18 and 2018/19)**. These very high rates made up for much of the under-delivery from earlier in the adopted Development Plan period. It is considered that this reflected market conditions and the benefits of an up-to-date Development Plan.

d. Over the last five years **(2019/20-2023/24)**, dwelling completion rates have remained high, at around the level envisaged by the adopted Development Plan. It is considered

that these rates were influenced by the benefits of an up-to-date Development Plan, prevailing market conditions and the rising cost of living, the implications of the Covid 19 pandemic, and geopolitical factors.

4.11. This 'pattern' is to be expected and is generally reflective of the cycles that occur within the housing market, as there are a range of known and unknown factors that have influenced housing completion rates in Shropshire and/or will influence housing completion rates in the future (over the short, medium and/or long term).

4.12. However, it is apparent that the total level of development achieved over the plan period is generally comparable to that necessary to achieve the housing requirement within the adopted Development Plan (around 1.5% consistency).

4.13. **This supports the conclusion that the adopted Development Plan for Shropshire has successfully facilitated the development necessary to achieve the overarching vision, objectives and spatial strategy.**

Adjustments Required to Provide a 'Buffer' to the Supply

4.14. The NPPF specifies that the extent of the buffer (consisting of sites moved forward from later in the plan period) should be:

"5% to ensure choice and competition in the market for land; or 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply…"[15]

4.15. The footnote to this paragraph of the NPPF explains that 'significant under delivery' *"will be measured against the Housing Delivery Test"*[16] and occurs where this *"indicates that delivery was below 85% of the housing requirement."*[16]

4.16. Please Note: The NPPF includes a third criterion regarding the housing buffer, however this is only applicable form 1st July 2026.

Housing Delivery Test

4.17. Government has published guidance on the housing delivery test, including a measurement rule book, which explains how it is calculated.

4.18. In summary, the housing delivery test is *"a percentage measurement of the number of net homes delivered against the number of homes*

[15] MHCLG (2024), NPPF – Paragraph 76
[16] MHCLG (2024), NPPF – Footnote 40

required, as set out in the relevant strategic policies for the areas covered by the Housing Delivery Test, over a rolling three year period"[17].

4.19. The calculation can therefore be summarised as follows:

Housing Delivery Test (%) = Total net homes delivered over three year period / Total number of homes required over three year period

4.20. The guidance then goes on to identify the method for calculating homes delivered and required. In summary:

a. *"The number of net homes delivered is the National Statistic for net additional dwellings over a rolling 3 year period, with adjustments for net student and net other communal accommodation"*[17].

b. The number of homes required is the lower of:

i. *"the latest adopted housing requirement, including any unmet need from neighbouring authorities which forms part of that adopted housing requirement. This requirement will be the stepped housing requirement (or the annual average requirement where there is no stepped requirement)"*[17], where the housing requirement is less than five years old; **or**

ii. *"the minimum annual local housing need figure (and any need from neighbouring authorities which it has been agreed should be planned for, and which has been tested at examination) for that authority calculated with a base date of 1st April each year"*[17].

4.21. The most recent Housing Delivery Test measurement is that for 2023, which was published in December 2024.

4.22. This 2023 measurement concluded that within Shropshire, over the relevant three years (2020/21, 2021/22 and 2022/23), housing delivery exceeded housing required, with delivery at 142%. It also confirmed that as a result there is no consequence in Shropshire[18].

4.23. This calculation undertaken can be summarised as follows:

Housing Delivery Test (152%) = Total net homes delivered over three year period (4,427) / Total number of homes required over three year period (3,109)

Housing Buffer Conclusion

4.24. The latest Housing Delivery Test data indicates that within Shropshire, housing completions over the last three years have exceeded housing required. **As such, in this instance a 5% buffer, equating to 499 dwellings, is appropriate.**

[17] MHCLG, (2024), Housing Delivery Test Measurement Rule Book, https://gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book

[18] MHCLG, (2024), Housing Delivery Test, https://gov.uk/government/collections/housing-delivery-test

5. Housing Land Supply

Introduction

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

Definition of a Dwelling

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

5.3. Shropshire Council considers that the most appropriate definition of a dwelling for the purposes of an assessment of housing land supply is that provided by the Office for National Statistics (ONS), as it is data collected by the ONS that underpins the assessment of Housing Need.

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

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

5.6. This definition of a dwelling is as follows: *"A dwelling is defined (in line with the Census) as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. Non self-contained household spaces at the same address should be counted together as a single dwelling. Therefore a dwelling can consist of one self-contained household space or two or more non-self-contained household spaces at the same address."*[19].

Specialist Housing

5.7. The term 'specialist housing' can be applied to a range of accommodation types intended to meet the needs of those who need assistance (primarily but not necessarily the elderly). The NPPG on housing for older and disabled people explains that there is *"a significant amount of variability in the types of specialist housing for older people"*[20]. It also

[19] MHCLG, (2024), Housing Flow Reconciliation, https://assets.publishing.service.gov.uk/media/668e8e59ab418ab055592309/MHCLG_HFR_Guidance_-_2023-2024.pdf

[20] MHCLG, (2019), NPPG – Housing for Older and Disabled People (ID63), Paragraph 010

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

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

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

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

***Residential care homes and nursing homes:** These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes."*[21]

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

Specialist Housing: Self-Contained Dwellings

5.9. The use-class of specialist housing is often the topic of considerable debate. Specialist housing has in different circumstances been categorised use-class C3, C2, or sui-generis. Ultimately all these forms of specialist housing are considered a form of dwelling/housing, as is apparent throughout the references to it within both NPPF and NPPG (including the NPPG on housing for older and disabled people).

5.10. The use-class assigned to specialist housing is therefore not necessarily a reflection of the type of accommodation provided, being strongly influenced by the level of care and community facilities available. Indeed,

[21] MHCLG, (2019), NPPG – Housing for Older and Disabled People (ID63), Paragraph 010

the NPPG on housing for older and disabled people specifies that *"When determining whether a development for specialist housing for older people falls within C2 (Residential Institutions) or C3 (Dwellinghouse) of the Use Classes Order, consideration could, for example, be given to the level of care and scale of communal facilities provided."*[22]

5.11. Shropshire Council considers that it is most appropriate to apply the definition of a dwelling utilised by ONS and MHCLG when determining if these units of accommodation are dwellings.

5.12. Where the units comply with this definition (are self-contained, with their own living space, bedroom, bathroom and kitchen behind their own front door) then they are considered to represent a dwelling(s) for the purpose of this assessment of housing land supply.

5.13. The SAMDev Plan Inspector endorsed the approach taken by Shropshire Council in relation to these units, stating within Paragraph 49 of her report that *"It is reasonable to include care home accommodation within the 5 year housing land supply where it is in the form of self-contained units. Shropshire Council has been very cautious in its consideration of which extra care/care home facilities can be included within the supply, giving consideration to the details of a particular scheme rather than simply the description of development which may be misleading"*[23].

Specialist Housing: Communal Accommodation

5.14. Where specialist housing does not constitute a self-contained dwelling, it is considered to represent communal accommodation. In the past, Shropshire Council did not include such communal accommodation within its housing land supply.

5.15. However, in 2018 Shropshire Council commenced consideration of such communal accommodation for the elderly within its housing land supply. This is to reflect guidance within the NPPG on Housing Supply and Delivery, which specifies that *"Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market"*[24].

5.16. The NPPG on Housing for Older and Disabled People specifies how such accommodation should be accounted for within the housing land supply, stating: "*plan-making authorities will need to count housing provided for older people against their housing requirement. For residential*

[22] MHCLG, (2019), NPPG – Housing for Older and Disabled People (ID63), Paragraph 014
[23] PINS (2015), Report on the Examination into Site Allocations and Management of Development (SAMDev) Plan, https://shropshire.gov.uk/media/8232/samdev-plan-inspectors-report.pdf
[24] MHCLG, (2024), NPPG – Housing Supply and Delivery (ID68), Paragraph 026

institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data"[25].

5.17. Currently the average number of adults living in all households is 1.9[26]. As such the calculation of the contribution of completed communal accommodation to total housing supply would be as follows *"net increase in bedrooms in other communal accommodation in local authority divided by average number of adults in households in England"*[26]

5.18. For consistency, the NPPG on Housing Supply and Delivery also specifies that "*Communal accommodation, including student accommodation and other communal accommodation, can count towards the Housing Delivery Test…"*[27].

5.19. Shropshire Council commenced monitoring consents/completions on other communal accommodation for the elderly from the 2018/19 monitoring period. The contribution that such properties make to the housing completions and housing land supply have been calculated consistent with the NPPG.

Student Accommodation

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

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

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

Authorities will need to base their calculations on the average number of students living in student only accommodation, using the published census data, and take steps to avoid double-counting. The exception to

[25] MHCLG, (2019), NPPG – Housing for Older and Disabled People (ID63), Paragraph 016a
[26] MHCLG, (2024), Housing Delivery Test Measurement Rule Book, https://gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book
[27] MHCLG, (2024), NPPG – Housing Supply and Delivery (ID68), Paragraph 033

this approach is studio flats designed for students, graduates or young professionals, which can be counted on a one for one basis. A studio flat is a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling"[28].

Currently the average number of students in student only households is 2.4[29]. As such the calculation of the contribution of completed communal accommodation to total housing supply would be as follows: "net increase in bedrooms in student communal accommodation in local authority divided by average number of students in student only households in England"[29]

5.21. For consistency, the NPPG on Housing Supply and Delivery also specifies that "*Communal accommodation, including student accommodation and other communal accommodation, can count towards the Housing Delivery Test…*"[30].

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

Annexes

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

a. Are self-contained (have their own living space, bedroom, bathroom and kitchen); and
b. Have their own point of access; and
c. Are not subject to conditions on occupancy, that restrict a self-contained household from being formed within them[31].

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

Deliverable Sites

5.25. When reviewing the housing land supply, Shropshire Council is required to undertake an assessment of dwellings on sites to determine if they are deliverable, developable or not currently developable for housing. This

[28] MHCLG, (2024), NPPG – Housing Supply and Delivery (ID68), Paragraph 025
[29] MHCLG, (2024), Housing Delivery Test Measurement Rule Book, https://gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book
[30] MHCLG, (2024), NPPG – Housing Supply and Delivery (ID68), Paragraph 033
[31] MHCLG, (2024), Housing Flow Reconciliation, https://assets.publishing.service.gov.uk/media/668e8e59ab418ab055592309/MHCLG_HFR_Guidance_-_2023-2024.pdf

then informs consideration of when the site and the dwellings upon it are likely to come forward for development.

5.26. Sites to be included within the first five years of the housing land supply should be considered deliverable. The NPPF states that *"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

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

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years"[32].

5.27. It is apparent that this is not intended to be an exhaustive list of the types of site which can be considered deliverable and that sites do not need to involve non-major development and have Planning Permission or have detailed Planning Permission to be included within the first five years of the housing land supply. Rather the requirement is that there is clear evidence, through assessment of a site, that concludes that it is **available now**; offers a **suitable location for development now**; and is **achievable** with a realistic prospect that **housing will be delivered** within five years.

5.28. For the purposes of this assessment deliverable dwellings are on:

a. Sites with extant Planning Permission at the 31st March 2024.
b. Sites with an extant and positive Prior Approval decision at the 31st March 2024.
c. Selected sites with a resolution to grant Planning Permission as at the 31st March 2024 which are likely to be deliverable within five years.
d. Selected site allocations within the adopted Development Plan which are likely to be deliverable within five years.
e. Selected sites proposed for allocation for development within the draft Shropshire Local Plan which are likely to be deliverable within five years.

[32]MHCLG, (2024), NPPF – Annex 2: Glossary

f. Selected sites from the Strategic Land Availability Assessment (SLAA) which are likely to be deliverable within five years.
g. Selected affordable housing sites including Homes England (HE) funded sites which are likely to be deliverable within five years.
h. Windfall sites.

Build Rates and Lead-in Times

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

Lead-in Times

5.30. Lead-in time is the period before construction starts on a site. Inevitably a range of factors influence lead-in times. To ensure consistency in its assessment, Shropshire Council has identified **very cautious standard assumptions on lead-in times**, which reflect the broad range of residential development that occurs in Shropshire, the different mechanisms for securing consent for development, and the diversity of our settlements and associated development opportunities.

5.31. Residential development schemes that occur in Shropshire include a very significant volume of small scale residential developments, a significant volume of moderate and larger scale residential development schemes, a substantial number of residential-led mixed use developments, a number of sustainable urban extensions to our larger Strategic, Principal and Key Centres, and new strategic settlements (such as at the Former Ironbridge Power Station).

5.32. Routes to securing consent for residential development include via permitted development rights (often with prior approval); full planning permission; outline planning permission and subsequent reserved matters permissions; and hybrid planning permission (where parts of the development are approved in full and others in outline with a requirement for subsequent reserved matters permissions). In addition, many planning applications are subject to S106 Legal Agreements, with associated timescales for their negation and sign-off.

5.33. Further variety is created as planning applications can be subject to a Planning Performance Agreement (PPA) which establishes an agreed framework and timescale for their consideration. Also, many planning applications benefit from pre-application discussions, which can enhance the quality of a proposal and reduce timescales for their determination. Information on the Council's pre-application services is available on the Council website at: https://next.shropshire.gov.uk/planning-and development/planning/applications/pre-application-advice/

5.34. The diversity of our settlements is not just about scale, but also their character, appearance, heritage and communities. Development opportunities within our settlements are influenced by these characteristics.

5.35. Responding to the variety of residential development that occurs, the different mechanisms available to secure consent for development, and the diversity of our settlements and development opportunities, in identifying standard assumptions for lead-in times, the Council had identified a realistic but cautious time range for each of the key stages.

5.36. Table 6 summarises the Council's standard lead-in time assumptions:

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

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

5.37. As such, the Council's standard assumptions for lead-in time allow for **between 10 and 27 months from preparation of a planning application for a development to the completion of the first dwelling on a site.** It is considered that the assumptions made by the Council on lead-in times are both realistic and locally responsive.

5.38. Development occurring on larger sites in Shropshire is more than capable of commencement within six months following the grant of approval, with examples provided below. This is not surprising considering many larger sites are Development Plan allocations and benefit from significant amounts of design work, site marketing and discussions with the Council prior to the submission of an application.

5.39. For instance:

a. 13/03055/FUL Land at Aston Street, Shifnal (115 dwellings): Decision notice issued on 24th March 2014. Commencement on 7th April 2014. Development completed during 2017/18.

b. 13/00893/FUL Phase 1 of the Shrewsbury South SUE (291 dwellings): Decision notice issued on 9th May 2014. Commencement on 27th May 2014. Development completed during 2022/23.

c. 14/01264/FUL Mount Farm, Whitchurch (100 dwellings): Decision notice issued on 23rd December 2014. Commencement on 23rd March 2015. Development completed during 2018/19.

d. 14/05343/FUL Land West of Ellesmere Road, Shrewsbury (147 dwellings): Decision notice issued on 26th March 2015. Commencement on 15th June 2015. Development completed during 2018/19.

e. 16/02618/FUL Phase 3 of the Shrewsbury South SUE (159 dwellings): Decision notice issued on 19th December 2016. Commencement on 16th January 2017. Development completed during 2019/20.

f. 16/05474/FUL Land East of A53, Shrewsbury Road, Shawbury (50 dwellings): Decision notice issued 4th October 2017. Commencement on 21st October 2017. Development completed during 2019/20.

g. 17/05554/FUL Land to the North of Hall Bank, Pontesbury (86 dwellings): Decision notice issued 10th September 2018. Commencement on 17th September 2018. Development completed during 2021/22.

h. 21/01748/FUL Land to North of Oteley Road, Shrewsbury (66 bedroom care home): Decision notice issued 9th August 2021. Commencement on 6th October 2021. Development completed during 2022/23.

i. 20/01957/FUL Land at Churncote, Off Welshpool Road, Shrewsbury (340 dwellings): Decision notice issued 1st March 2022. Commencement on 3rd March 2022. Development ongoing.

j. 22/03543/FUL Land to the South of Welshpool Road, Shrewsbury (106 dwellings): Decision notice issued on the 7th July 2023. Commencement on the 30th October 2023. Development ongoing.

k. 23/03843/FUL Land at William Farr House, Shrewsbury (76 dwellings): Decision notice issued on the 12th February 2024. Commencement 29th March 2024. Development ongoing.

5.40. These assumptions represent a cautious assessment of the timescales taken to undertake key stages in the development process such as preparing for and undertaking pre-application discussions; carrying out supporting investigations and surveys; securing Planning Permission; completing Section 106 Legal Agreements; discharging pre-commencement conditions; and undertaking pre-construction works.

5.41. Where possible, to increase accuracy of assumptions on lead-in times, they have been further refined through discussions with landowners, land promoters and developers to ensure Shropshire Council can have significant confidence that assumptions for each site are realistic.

Build Rates

5.42. Build rates represent the number of dwellings that it is anticipated will be completed on a site, per-annum. Similar to lead-in times, there are a range of factors that will dictate build rates.

5.43. To ensure consistency in its assessment, Shropshire Council has identified 'standard' build rates, based on its own monitoring of development activity and feedback from the Shropshire Council Developer Panel (consisting of representatives of the various scales of the development industry operating in Shropshire), which indicated that general build rates on sites in Shropshire are around 30-40 units/year.

5.44. Further feedback from the Panel has also indicated that on large sites, build rates can be multiplied to take into consideration that two or more developers (outlets) may be constructing housing units at the same time. Ultimately, it is the experience of many local developers that *'the right site sells well'* in Shropshire.

5.45. The Council's 'standard' build rates are summarised in Table 7 below:

Table 6: 'Standard' Build Rates in Shropshire

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

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

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

Sites with Planning Permission at 31st March 2024 (Appendices A and B)

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

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

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years"[33].

5.48. Consistent with the NPPF, Shropshire Council considers the majority of dwellings on sites with extant Planning Permission to be deliverable and suitable for inclusion within the five year housing land supply.

5.49. Shropshire Council recognises some development sites can take a number of years to build out. As such, the number of dwellings expected to be completed annually on deliverable sites is informed by the 'standard' assumptions on lead-in times and build rates – refined through proactive discussions with landowners, land promoters and developers where possible.

5.50. Where a proportion of the dwellings on a deliverable site with Planning Permission are expected to occur beyond the next five years, only the dwellings considered deliverable within the first five years are included within the five year housing land supply.

5.51. To ensure further robustness within this assessment of housing land supply, Shropshire Council has also applied a very cautious assumption that 10% of deliverable dwellings on sites with Planning Permission will not be delivered in the five year period.

5.52. This approach to non-delivery rates is comparable to that utilised by many Local Planning Authorities and is also analogous with standard industry practice. Ultimately there is no mandatory requirement to apply a non-delivery rate to sites with Planning Permission in the housing land supply.

[33]MHCLG, (2024), NPPF – Annex 2: Glossary

5.53. Shropshire Council considers the use of a consistent assumption that 10% of deliverable dwellings on sites with Planning Permission will not be delivered in the five year period is appropriate and represents a robust approach to variations in the market and other factors that might inhibit development and ensures a comprehensive and consistent assessment of housing land supply.

5.54. The deliverable residential sites with Planning Permission are identified within Appendix A of this document. Consistent with the NPPF, where the extant Planning Permission is an outline consent for major development, the sites deliverability is documented within Appendix B of this document.

Sites with a Prior Approval decision at 31st March 2024 (Appendix C)

5.55. Sites with Prior Approval are comparable to sites with detailed Planning Permission. As such, similar to sites with Planning Permission, Shropshire Council considers the majority of dwellings on sites with an extant Prior Approval decision (where the decision is either Prior Approval is not required or is approved) are deliverable and suitable for inclusion within the five year housing land supply.

5.56. This is consistent with Governments stated intention for amending Permitted Development Rights, for example: *"under new Class MB agricultural buildings will be able to change to up to three dwelling houses (C3), and carry out associated building works, so that rural businesses can diversify **while increasing housing supply**"*[34] (my emphasis).

5.57. Another example is: *"Permitted development rights have an important role to play in the planning system. They provide a more streamlined planning process with greater planning certainty, while at the same time allowing for local consideration of key planning matters through a light-touch prior approval process. Permitted development rights can incentivise certain forms of development by providing developers with a greater level of certainty, within specific planning controls and limitations. Individual rights provide for a wide range of development and include measures to **incentivise and speed up housing delivery**."*[35] *(my emphasis).*

[34] Explanatory Memorandum to the Town and Country Planning (General Permitted Development (Amendment and Consequential Provisions) (England) Order 2014
[35] Explanatory Memorandum to the Town and Country Planning (General Permitted Development ETC.) (England) (Amendment) Order 2021

5.58. For the avoidance of doubt, where a proportion of the dwellings on a deliverable site with Prior Approval are expected to occur beyond the next five years, only the dwellings considered deliverable within the first five years are included within the five year housing land supply.

5.59. However, similar to dwellings on sites with Planning Permission, it is recognised a small proportion of dwellings on sites with a Prior Approval considered deliverable may not be delivered in the five year period.

5.60. With this consideration in mind and to ensure the robustness of this assessment, Shropshire Council has applied a very cautious assumption that 10% of deliverable dwellings on sites with Prior Approval will not be delivered in the five year period.

5.61. These sites are identified within Appendix C of this document.

Sites with a 'resolution to grant' Planning Permission at 31st March 2024 (Appendix D)

5.62. In some cases, Shropshire Council has 'resolved to grant' Planning Permission on a site, subject to completion of a S106 Legal Agreement.

5.63. Selected sites with a 'resolution to grant' Planning Permission have been included in the five year housing supply, as they are considered to be deliverable (as demonstrated by the fact that they have sufficiently progressed to the point where a Planning Application has been submitted and a 'resolution to grant' the Planning Application has been reached).

5.64. When considering the deliverability of sites with a 'resolution to grant' Planning Permission, Shropshire Council has exercised caution to ensure the assessment of housing land supply is robust. Therefore, sites are only considered deliverable where they comply with one or more of the following criteria:

a. The site subject to the Planning Application is an allocation in the adopted Development Plan.
b. The site subject to the Planning Application is located within a settlement development boundary and the settlement has been identified as a suitable location for infill/windfall development in the adopted Development Plan.
c. The site subject to the Planning Application is for affordable housing, rural workers housing or an agricultural workers dwelling.
d. The site subject to the Planning Application is for conversion of an existing building, such as a barn.
e. The site subject to the Planning Application is for redevelopment of a select number of sustainable brownfield sites.

f. The site subject to the Planning Application had a 'resolution to grant' Planning Permission subject to completion of a S106 Legal Agreement at the 31st March 2024 and has subsequently been approved.

5.65. For the avoidance of doubt, where a proportion of the dwellings on a deliverable site with a 'resolution to grant' Planning Permission are expected to occur beyond the next five years, only the dwellings considered deliverable within the first five years are included within the five year housing land supply.

5.66. This robust approach to filtering Planning Applications with a 'resolution to grant', is complemented by the application of a very cautious assumption that 10% of deliverable dwellings on sites with a 'resolution to grant' Planning Permission will not be delivered in the five year period.

5.67. **Please Note: Inclusion of sites with a 'resolution to grant' Planning Permission within this assessment of housing land supply is without prejudice to the Plan making process or completion of the S106 Legal Agreement and final Planning Application decision.**

5.68. These sites are identified within Appendix D of this document. For consistency, where a 'resolution to grant' Planning Permission relates to an Outline Planning Application for major development, the sites deliverability has been further documented within this Appendix.

Sites allocated for development within the Development Plan (Appendix E)

5.69. Within Shropshire, strategic locations for development were identified in the adopted Core Strategy (2011) and sites have been allocated for development within the adopted SAMDev Plan (2015). Further information on these two documents is available in Chapter 3: Housing Land Requirement.

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

Sustainable Urban Extensions (SUE's)

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

5.72. The status of these SUE's is summarised in Table 8:

Table 7: Shropshire Sustainable Urban Extensions

Site Name: Shrewsbury South SUE

Site Location: Shrewsbury

Overview:

- Masterplan prepared for the site and adopted by Shropshire Council.
- Site subject of comprehensive development in accordance with the adopted masterplan, to include approximately 950 dwellings, employment land and related infrastructure.
- Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery.
- Development to be brought forward in coordinated phases.

Residential Phases 1a and 2a of the Shrewsbury South SUE:

- Full Planning Permission (13/00893/FUL) granted in May 2014 for 291 dwellings, with development also commencing in May 2014. Development completed in 2022/23.
- Full Planning Permission (21/01748/FUL) granted for a 66 bedroom care home in August 2021 (remainder of phase 1), with development commencing in October 2021. Development completed in 2022/23.

Residential Phases 1b, 1c and 2b of the Shrewsbury South SUE:

- Outline Planning Permission (14/04428/OUT) granted for up to 550 dwellings and a 70 bed care home (entirety of phase 2) in June 2015.
  -Series of Reserved Matters Permissions for engineering works; construction of access road; construction of attenuation ponds etc granted in March; May; and September 2016. Works subsequently completed.
  -Reserved Matters Permission (17/06149/REM) granted in April 2018 for 164 dwellings. Development completed in 2023/24.
  -Reserved Matters Permission (19/00048/REM) granted in April 2019 for 49 dwellings. Development completed in 2021/22.
  -Reserved Matters Permission (19/04460/REM) granted in March 2020 for 175 dwellings. Development completed in 2023/24.
  -Reserved Matters Permission (19/05470/REM) granted in April 2020 for 162 dwellings. Development completed in 2023/24.
- Alternative Outline Planning Permission (21/02982/OUT) subsequently granted replacing the proposed 70 bedroom Care Home with 35 dwellings (the remaining residential component subject to Outline Planning Permission 14/04428/OUT).
  -A Reserved Matters Permission (22/01867/REM) was subsequently granted in August 2022. Development ongoing.

Residential Phase 3 of the Shrewsbury South SUE:

- Full Planning Permission (16/02618/FUL) for 159 dwellings (entirety of phase 3) was approved in December 2016. Development completed in 2019/20.

Wider Development:

- Hybrid Planning Permission (18/04194/FUL) granted on part of the local centre phase 1 site for a food store and specialist housing for older people (Outline Planning Permission applies to the care home and extra-care apartments).
  -The food store has been constructed.
  -Reserved Matters Permission (19/04101/REM) subsequently granted for 80 bed Care Home. Development completed in 2022/23.
  -The 57 extra-care apartments lapsed, but a new Planning Application (24/01890/FUL) is currently pending consideration for 64 affordable extra-care apartments on this component of the site. Shropshire Council considers there is clear evidence this component of 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.
- Full Planning Permission (22/04029/FUL) granted for the first phase of employment development on around 11ha of land. Development is ongoing.
- Other development including a garden centre and retail units approved and completed.

Site Name: Shrewsbury West SUE

Site Location: Shrewsbury

Overview:

- Masterplan prepared for the site and adopted by Shropshire Council.
- Site to be the subject of a comprehensive development in accordance with the adopted masterplan, to include approximately 750 dwellings, employment, the provision of new Oxon Link Road, and other infrastructure.
- The site is a sustainable urban extension, as such it is very large, in multiple ownerships and requires complex S106 Agreements.
- Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery.
- Development to be brought forward in coordinated phases.

Residential Phase 1 of the Shrewsbury West SUE:

- Full Planning Permission (20/01957/FUL) granted for 340 dwellings on the first phase of residential development. Development is ongoing.

Residential Phase 2 of the Shrewsbury West SUE:

- Full Planning Permission (22/03543/FUL) granted for 106 dwellings. Development is ongoing.

Residential Phase 3 of the Shrewsbury West SUE:

- Land is in Shropshire Council ownership. There is a commitment to bring this phase forward for development.

Health/Care Campus Phase of the Shrewsbury West SUE:

- Development to be implemented in a series of sub-phases.
  -Sub-phase 1 granted Full Planning Permission (14/05707/FUL) for 85 extra-care apartments. Development completed in 2017/18.
  -Sub-phase 2 granted Full Planning Permission (20/04541/FUL) for 54 extra-care apartments/bungalows as an extension to the existing facility. Development completed in 2023/24.
  -Sub-phase 3 subject to a Full Planning Application (24/02222/FUL) which is pending consideration for 32 affordable dwellings.
  -Remaining sub-phases are in Shropshire Council ownership and there is a commitment to bringing them forward for development.

General:

- Multiple outlets operating across the Shrewsbury West SUE.
- The remainder of the residential component of the allocation (and other elements of the site) are in Shropshire Council ownership. The Council is committed to securing development on these components of the site.

Site Name: Eastern Gateway SUE

Site Location: Oswestry

Overview:

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

Residential Phases 1 and 2 of the Eastern Gateway SUE:
- Outline Planning Permission (16/02594/OUT) granted for up to 600 dwellings in April 2020. With development to occur over a series of sub-phases.
- Reserved Matters Permission (21/04449/REM) granted for 284 dwellings in November 2022, the first of these sub-phases. Development ongoing.

Residential Phase 3 of the Eastern Gateway SUE:
- Outline Planning Permission (17/06025/OUT) granted in December 2020.
- Reserved Matters Permission (21/03584/REM) subsequently granted for 120 dwellings in February 2023. Development ongoing.

Residential Phase 4 of the Eastern Gateway SUE:
- Land is in Shropshire Council ownership. Full Planning Application (24/00719/OUT) is pending consideration for 89 dwellings.

General:
- Multiple outlets expected to operate across the Eastern Gateway SUE.
- Remainder of this allocation without Planning Permission is in Shropshire Council ownership. The Council is committed to securing development on this component of the site.

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

Other Allocated Sites

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

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

Deliverability of Allocations

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

In particular:

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

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years"[36].

5.77. Consistent with this definition of deliverable, Shropshire Council has taken a cautious approach to the inclusion of dwellings on Development Plan allocations (including Neighbourhood Plan allocations) within the five year housing land supply.

5.78. Only dwellings considered to be available now, offer a suitable location for development now, and achievable with a realistic prospect that housing will be delivered on the site within five years are included. The availability, suitability and achievability of site allocations has been documented within Appendix E.

5.79. Deliverability of Development Plan allocations (including Neighbourhood Plan allocations) and timescales for delivery of dwellings on these sites has been informed by the Council's 'standard' lead in times and build rates, refined through pro-active discussions with landowners, land promoters and developers. This ensures Shropshire Council can have significant confidence that assumptions for each site are realistic.

5.80. Where a proportion of the dwellings on a deliverable Development Plan allocations (including Neighbourhood Plan allocations) are expected to occur beyond the next five years, only the dwellings considered deliverable within the first five years are included within the five year housing land supply.

5.81. To ensure the robustness of this assessment, a very cautious assumption that 10% of deliverable dwellings on Development Plan allocations (including Neighbourhood Plan allocations) will not be delivered in the five year period is applied.

5.82. These sites and a summary of their suitability, availability and achievability (including viability) is documented within Appendix E of this document.

5.83. **Please Note: Inclusion of a site allocation within this assessment of the housing land supply is without prejudice to the Plan making process or determination of any planning application for the site.**

[36]MHCLG, (2024), NPPF – Annex 2: Glossary

Selected sites proposed for allocation for development within the draft Shropshire Local Plan (Appendix F)

5.84. Shropshire Council is at an advanced stage of a Local Plan Review. Specifically, following a series of Regulation 18 (plan-making) consultations and a Regulation 19 (pre-submission) consultation, the draft Shropshire Local Plan was submitted to the Secretary of State for examination on the 3rd September 2021.

5.85. Stage 1 Hearing Sessions focusing on legal and strategic issues (including strategic policies) were undertaken in July 2022 and January 2023. The Planning Inspectors subsequently issued their Interim Findings (ID28) in February 2023.

5.86. Stage 2 Hearing Sessions consisting of further consideration of strategic issues (including strategic policies) and the more detailed settlement and development management policies commenced in October, but were subsequently paused by the Inspectors due to soundness concerns. The Council is currently considering its options on how to proceed.

5.87. The Council's approach to the consideration of the deliverability of these sites is to be considered by Cabinet on the 12th February 2025. The number of dwellings considered deliverable within this draft assessment is therefore subject to the outcome of this consideration.

5.88. The proposed position statement to be considered by Cabinet suggests a **pragmatic** approach to decision making on proposed allocations, supporting the continued delivery of sustainable development that is plan-led, but recognising and positively responding to the unanticipated delays to the ongoing examination of the draft Shropshire Local Plan.

5.89. The proposed position statement to be considered by Cabinet also suggests an approach which **responds to and seeks to align with the NPPF** in terms of giving weight to emerging Local Plans in appropriate circumstances. Specifically, the NPPF stipulates that weight can be given to relevant policies in emerging plans according to:

"a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)"[37].

[37]MHCLG, (2024), NPPF – Paragraph 49

5.90. The proposed position statement to be considered by Cabinet seeks to **recognise that the evidence base** (including that related to Green Belt) underpinning the draft Shropshire Local Plan is itself **a material consideration** in the planning application decision making process, including in the context of determining what constitutes sustainable development.

5.91. As such, the proposed position statement to be considered by Cabinet seeks to secure a positive framework which provides the necessary certainty required to conclude that selected proposed allocations are deliverable. The NPPF states *"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years."*[38]

5.92. In this way, the proposed proposed position statement to be considered by Cabinet would supplement the Council's current housing supply in a manner which responds to the NPPF and the needs of communities, whilst seeking to avoid inappropriate development in unsustainable locations.

5.93. Furthermore, only the numbers of homes that are considered deliverable within five years would be counted, which in many cases is considerably less than the sites' full capacity. Deliverability has been informed by 'standard' lead in times and build rates identified for this assessment, refined through pro-active discussions with landowners, land promoters and developers to ensure that Shropshire Council can have significant confidence that assumptions for each site are realistic.

5.94. To ensure further robustness, a very cautious assumption that 10% of deliverable dwellings on proposed allocated sites included within the five year housing land supply, will not be delivered in the five year period would also be applied.

5.95. The availability, suitability and achievability (including viability) of proposed allocations is documented within Appendix F.

5.96. **Please Note: Inclusion of a proposed allocation within the draft Shropshire Local Plan in the housing land supply is without prejudice to determination of any planning application for the site.**

Sites from the Strategic Land Availability Assessment (SLAA) (Appendix G)

5.97. The Strategic Land Availability Assessment (SLAA) is a technical assessment of the suitability; availability; and achievability (including viability) of land for housing and employment development. The SLAA

[38]MHCLG, (2024), NPPF – Annex 2: Glossary

considers sites and broad locations for residential development where they are **capable of delivering 5 or more dwellings**. Generally, sites of less than 0.2 hectares are unlikely to achieve these thresholds.

5.98. The SLAA was published in late 2018, following a 'call for sites' in early 2017. In excess of 2,000 sites and broad locations were included within the assessment which has informed the draft Shropshire Local Plan.

5.99. As the SLAA assessment includes consideration of both sustainability; and the suitability, availability and achievability (including viability) of sites in a manner consistent with the NPPF, it is considered reasonable to include the accepted sites which have an expected yield in the next five years, within the five year housing land supply.

5.100. However, to ensure further robustness, a full site by site review has been undertaken of SLAA sites as part of this assessment. Only those where available information provides confidence that the site is deliverable, have they been included within the five year housing land supply. This review included consideration of any updated information regarding site capacity and build rates - reflecting feedback from relevant site promoters, agents and/or developers.

5.101. Applying this cautious approach, only 11 SLAA sites are considered deliverable within the next five years. For the avoidance of doubt, only the dwellings on these deliverable SLAA site that are themselves considered deliverable within the next five years were included within the five year housing land supply.

5.102. To ensure the robustness of this assessment, a very cautious assumption that 10% of deliverable dwellings on SLAA sites will not be delivered in the five year period is applied.

5.103. These sites are identified within Appendix G of this document.

5.104. **Please Note: Inclusion of a SLAA site within this assessment of housing land supply is without prejudice to the Plan making process or determination of any planning application for that site.**

Affordable Housing Sites Including Homes England (HE) Funded Sites (Appendix H)

5.105. Policies CS5 and CS11 of the Core Strategy (2011); Policy MD7a of the SAMDev Plan (2015); and the supplementary guidance within the accompanying Type and Affordability of Housing Supplementary Planning Document (SPD), support the provision of affordable housing, including on sites outside settlement development boundaries and in rural

hamlets, as an exception to normal planning policies – subject to specific policy requirements.

5.106. Furthermore, the Council has consistently enabled such exception sites to come forward over the years, with great success. Indeed, in 2022/23 the Council was the second highest performing Local Authority in terms of rural exception sites.

5.107. A detailed review of affordable housing schemes has been undertaken as part of this assessment. Many of these schemes are included within the list of sites with Planning Permission; sites with a 'resolution to grant' Planning Permission or a site submitted to the SLAA and considered deliverable. However, a limited number of other affordable housing schemes were identified, including those on which applications for Homes England (HE) funding have/will be submitted.

5.108. Shropshire Council therefore undertook a further appraisal of these sites. Those which were considered deliverable have been included within the five year housing land supply. For the avoidance of doubt, only dwellings on a deliverable affordable housing site considered deliverable within the next five years were included within the five year housing land supply.

5.109. To ensure the robustness of this assessment, a very cautious assumption that 10% of deliverable dwellings on these affordable housing sites will not be delivered in the five year period is applied.

5.110. **Please Note:** Shropshire Council has a close working relationship with Affordable Housing providers. This has informed assumptions regarding the deliverability of affordable housing schemes.

5.111. It is understood there is a long lead-in process to bring forward affordable housing schemes. It is also recognised that affordable housing schemes subject to HE funding are often subject to specific delivery timescales. This is reflected within assumptions in the timescales for delivery. Consequently Shropshire Council has confidence regarding the assessment of the deliverability of these sites.

5.112. These sites are identified within Appendix H of this document.

5.113. **Please Note: Inclusion of an affordable housing site within this assessment of Housing Land Supply is without prejudice to the Plan making process or the determination of any planning application for that site.**

Windfall Sites (Appendix I)

5.114. The NPPF defines windfall sites as *"sites not specifically identified in the development plan."*[39] Shropshire Council apply this definition when identifying windfall sites, but for robustness exclude both site allocations within the adopted Development Plan and draft site allocations within the draft Shropshire Local Plan.

5.115. The NPPF also recognises that the inclusion of a windfall allowance within a housing land supply is appropriate where there is *"compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends."*[40]

5.116. Dealing with each of these considerations in turn:

Strategic Housing Land Availability Assessment

5.117. The latest Strategic Housing Land Availability Assessment in Shropshire is incorporated into the Council's Strategic Land Availability Assessment[41].

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

Historic Windfall Delivery Rates

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

5.120. Specifically, over the last five years (2019/20-2023/24), some 4,302 dwellings (net) have been completed on windfall sites in Shropshire (1,561 dwellings on small scale windfall sites of less than 5 dwellings and 2,741 dwellings on medium and large scale windfall sites of 5 or more dwellings).

5.121. This equates to around 57% of total completions achieved within this period (and in each of these five years windfall completions equated to in excess of 51% of total completions achieved).

[39] MHCLG (2024), NPPF – Annexe 2: Glossary
[40] MHCLG (2024), NPPF – Paragraph 75
[41] Shropshire Council (2018), Strategic Land Availability Assessment (SLAA), EV106.01, https://shropshire.gov.uk/media/20822/slaa-strategic-land-availability-assessment-2018-ev10601.pdf

5.122. Furthermore, over the same five year period (2019/20-2023/24), the average number of net dwellings completed on windfall sites equates to some 860 dwellings (net) per annum (**312 dwellings per annum on small scale windfall sites of less than 5 dwellings** and 548 dwellings per annum on medium and large scale windfall sites of 5 or more dwellings).

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

Expected Future Trends

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

5.125. The importance of windfall residential development in Shropshire is not surprising given that Shropshire is a large rural County containing the Strategic Centre of Shrewsbury; 5 Main Market Towns (Bridgnorth, Ludlow, Market Drayton, Oswestry and Whitchurch); 11 Key Centres (Albrighton, Bishop's Castle, Broseley, Church Stretton, Cleobury Mortimer, Craven Arms, Ellesmere, Highley, Much Wenlock, Shifnal and Wem); rural settlements identified as Community Hubs and Community Clusters; hundreds of other rural villages and hamlets; and a significant rural hinterland.

5.126. Consequently there is a constant and significant recycling of previously developed land; significant numbers of infill developments; high numbers of conversions of barns and other rural buildings; and high uptake of affordable housing, including under the 'build your own' affordable housing scheme (supported by Shropshire Council within Policies CS5 and CS11 of the Core Strategy (2011); MD7a of the SAMDev Plan (2015); and supplementary guidance within the Type and Affordability of Housing SPD).

5.127. This supports the conclusion that windfall residential development does and will continue to represent an important part of the housing land supply in Shropshire.

Conclusion

5.128. The above factors therefore endorse the inclusion of **a very cautious 299 dwellings per year**, for years 4 and 5 of the five year housing land supply.

5.129. For the avoidance of doubt, this allowance is consistent with that concluded within the Council's Strategic Land Availability Assessment.

Lapsed Planning Permission (Appendix J)

5.130. Often sites that have previously secured Planning Permission where the permission is not subsequently implemented within permitted timescales remain developable. Specifically, in many circumstances the site remains suitable for development and available for development and will be achievable within the proposed plan period.

5.131. Consequently, Shropshire Council has undertaken an assessment of sites with capacity for more than five dwellings (as it is anticipated that sites of less than 5 dwellings would be included within the windfall allowance, as identified in Appendix I of this document) in order to determine whether they are suitable for inclusion within the housing land supply.

5.132. Ultimately, none of these sites have been included within the five year housing land supply, but a number are considered developable in the longer term. These sites are identified within Appendix J of this document.

5.133. **Please Note: Inclusion of a site with a lapsed Planning Permission within this assessment of Housing Land Supply is without prejudice to the Plan making process or the determination of any planning application for that site.**

6. Calculation: Five Year Housing Land Need and Supply

Shropshire Five Year Housing Land Need

6.1. The methodology utilised to identify the five year housing land need is outlined in Chapters 3 and 4 of this document.

6.2. In summary, as the strategic policies which establish the housing requirement in the adopted Development Plan are more than five years old, this assessment is undertaken in the context of local housing need.

6.3. The new 'standard methodology' for assessing local housing need results in a local housing need for Shropshire of 1,994 dwellings per annum.

6.4. During the five year period from **2024/25 to 2028/29** this equates to a local housing need of **9,970 dwellings**.

6.5. National guidance[42] specifies that when utilising local housing need to assessment the five year housing Land Supply, then any past under-delivery is embedded within it. As such, no specific adjustment is required with regard to past delivery rates.

6.6. The NPPF[43] specifies that a buffer, consisting of sites moved forward from later in the plan period, should be included. The extent of this buffer is informed by the results of the housing delivery test.

6.7. The latest housing delivery test indicates that there has been no under-delivery in Shropshire, as such the specific adjustment to provide a buffer to create choice and competition in the market for land is 5%, equating to **499 dwellings**.

6.8. Table 9 provides a summary of the calculation of the five year housing land need:

Table 8: Summary of Five Year Housing Land Need

Category		Housing Land Need
(A) 5 Year Requirement:	*2024/25*	*1,994*
	2025/26	*1,994*
	2026/27	*1,994*
	2027/28	*1,994*
	2028/29	*1,994*
	Total	**9,970**
(B) Under-Delivery:		**N/A**
(C) Buffer (5%):		**499**
(D) Total Requirement (A) + (B) + (C):		**10,469**

[42] MHCLG, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 022
[43] MHCLG, (2024), NPPF – Paragraph 78

Shropshire Five Year Housing Land Supply

6.9. The methodology utilised to identify the deliverable housing land supply in Shropshire is outlined in Chapter 5 of this document. This methodology is consistent with national policy and guidance.

6.10. In particular, when determining whether dwellings on a site are deliverable, Shropshire Council has applied the definition of deliverable provided within the NPPF: *"sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years…".*[44]

6.11. In summary, for the purposes of this assessment deliverable dwellings are located on:

a. Sites with extant Planning Permission at the 31st March 2024 which are likely to be deliverable within five years.
b. Sites with an extant and positive Prior Approval decision at the 31st March 2024 which are likely to be deliverable within five years.
c. Selected sites with a resolution to grant Planning Permission at the 31st March 2024 which are likely to be deliverable within five years.
d. Selected site allocations within the adopted Development Plan which are likely to be deliverable within five years.
e. Selected sites proposed for allocation for development within the draft Shropshire Local Plan which are likely to be deliverable within five years.
f. Selected sites from the Strategic Land Availability Assessment (SLAA) which are likely to be deliverable within five years.
g. Selected affordable housing sites including Homes England (HE) funded sites which are likely to be deliverable within five years.
h. Windfall sites.

**The Council's approach to the consideration of these sites is to be considered by Cabinet on the 12th February 2025. The number of dwellings considered deliverable within this draft assessment is therefore subject to the outcome of this consideration.*

6.12. To add further robustness to the assessment, the Council also apply a very cautious assumption that 10% of deliverable dwellings on sites with Planning Permission; Prior Approval; 'resolution to grant' Planning Permission; allocations within the adopted Development Plan; proposed allocations within the draft Shropshire Local Plan; SLAA Sites; and

[44] MHCLG, (2024), NPPF – Annex 2: Glossary

emerging affordable housing sites will not be delivered in the five year period.

6.13. Table 10 provides a summary of the housing land supply in Shropshire considered deliverable within the next five years, at the 1st April 2024:

Table 9: Summary of the Deliverable Housing Land Supply (at 1st April 2024)

Category	Net Dwellings
(A) Dwellings on sites with Planning Permission*	6,094
(B) Dwellings on sites with Prior Approval*	93
(C) Dwellings on selected sites with a 'resolution to grant' Planning Permission*	19
(D) Dwellings on allocated sites estimated to be completed within 5 years*	689
(E) Dwellings on selected proposed allocated sites estimated to be completed within 5 Years*	2,071
(F) Dwellings on SLAA Sites deliverable within 5 years*	133
(G) Dwellings on emerging affordable housing sites deliverable within 5 years *	205
(H) Dwellings on windfall sites**	598
Total: (A) + (B) + (C) + (D) + (E) + (F) + (G) + H	**9,902**

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

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

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

a. Dwellings on sites with Planning Permission: 6,771 dwellings.
b. Dwellings on sites with Prior Approval: 103 dwellings.
c. Dwellings on selected sites with a 'resolution to grant' Planning Permission: 21 dwellings.
d. Dwellings on site allocations for development: 765 dwellings.
e. Dwellings on selected sites proposed for allocation for development: 2,301 dwellings.
f. Dwellings on selected SLAA sites: 148 dwellings.
g. Dwellings on selected sites seeking Homes England (HE) funding: 228 dwellings.

6.15. The sites which make up the various components of the five year housing land supply at the 1st April 2024 are included within Appendices A-J of this statement.

7. Conclusion: Housing Requirement and Housing Land Supply

7.1. Table 11 brings together the five year housing land need and the results of the assessment of the housing land supply considered deliverable within the next five years in Shropshire, at 1st April 2024.

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

Table 10: Comparison:
Five Year Housing Land Need & Five Year Housing Land Supply

Total Need:	10,469
Total Supply:	9,902
Over / Under Provision:	**-567**
Number of Years Supply:	***4.73***

7.3. Table 11 demonstrates that despite identifying a very significant supply of deliverable housing land, Shropshire Council has concluded that on the basis of the new 'standard methodology' for assessing local housing need, it is unable to demonstrate a five year housing land supply.

7.4. Specifically the Council considers that a **4.73 years' supply of deliverable housing land** exists in Shropshire.

7.5. Paragraph 11 of the NPPF specifies that in circumstances where the Local Planning Authority cannot demonstrate a five year supply of deliverable housing sites, a 'presumption in favour of sustainable development' should apply. For decision taking, it specifies that this means:

"c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies for the supply of land are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, **in particular those for the location and design of development (as set out in chapters 9 and 12) and for securing affordable homes.**" (our emphasis).*

Five Year Housing Land Supply Statement Annexe

Annex 1. Housing Commitments & Completions

Commitments and Completions

A1.1. As it is recognised that this is an area of interest for these communities, a summary of the net commitments and completions is provided in Table 12: Market Towns; Table 13: Hubs and Clusters; and Table 14: Wider Rural Area:

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

Settlement	Completions (2006/07 – 2023/24)	Sites with Planning Permission or Prior Approval (at the 31st March 2024)	Allocations without Planning Permission (at 31st March 2024)	Proposed Allocations without Planning Permission (at 31st March 2024)
Albrighton	216	83	110	180
Bishop's Castle	128	24	40	0
Bridgnorth	843	616	0	1,050
Broseley	276	53	20	0
Church Stretton	241	64	0	0
Cleobury Mortimer	339	25	125	0
Craven Arms	140	34	325	0
Ellesmere	533	172	250	0
Highley	240	17	0	100
Ludlow	770	582	0	30
Market Drayton	823	328	0	435
Minsterley & Pontesbury	413	33	14	22
Much Wenlock	166	14	0	120
Oswestry	1,131	895	260	240
Shifnal	1,693	16	0	230
Shrewsbury	6,968	1,811	361	2,410
Wem	486	160	0	210
Whitchurch	726	803	0	450
Total	**16,132**	**5,730**	**1,505**	**5,477**

**The completions in each of the settlements includes exception development which contributes to the housing requirement for the settlement. Please Note: The figures provided are net.*

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

Settlement	Place Plan	Completions (2011/12 – 2023/24)	Sites with Planning Permission or Prior Approval (at 31st March 2024)	Allocations without Planning Permission (at 31st March 2024)	Proposed Allocations without Planning Permission (at 31st March 2024)
Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)	Bishops Castle	2	7	0	0
Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington	Bishops Castle	9	1	0	0
Bucknell	Bishops Castle	9	7	70	20
Chirbury	Bishops Castle	0	41	0	14
Clun	Bishops Castle	10	1	60	20
Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Meadowtown and Lordstone	Bishops Castle	29	10	0	0
Lydbury North	Bishops Castle	2	3	20	0
Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crows Nest and The Bog.	Bishops Castle	17	12	0	0
Wentnor and Norbury	Bishops Castle	7	1	0	0
Worthen, Brockton, Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott.	Bishops Castle	15	21	0	45
Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cressett	Bridgnorth	16	20	0	0
Ditton Priors	Bridgnorth	28	3	0	44
Neenton	Bridgnorth	8	2	0	0

Settlement	Place Plan	Completions (2011/12 – 2023/24)	Sites with Planning Permission or Prior Approval (at 31st March 2024)	Allocations without Planning Permission (at 31st March 2024)	Proposed Allocations without Planning Permission (at 31st March 2024)
Hopton Wafers and Doddington	Cleobury Mortimer	14	6	0	0
Kinlet, Button Bridge, Button Oak	Cleobury Mortimer	22	16	0	0
Oreton, Farlow and Hill Houses	Cleobury Mortimer	9	6	0	0
Silvington, Bromdon, Loughton and Wheathill	Cleobury Mortimer	8	4	0	0
Stottesdon, Chorley and Bagginswood	Cleobury Mortimer	9	6	0	0
Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton, Round Oak	Craven Arms	23	4	0	0
Bache Mill, Boulton, Broncroft, Corfton, Middlehope, Peaton, Seifton, (Great/Little) Sutton, Westhope	Craven Arms	22	13	0	0
Stoke St Milborough, Hopton Cangeford, Cleestanton, Cleedownton	Craven Arms	10	4	0	0
Cockshutt	Ellesmere	46	4	6	0
Dudleston and Street Dinas	Ellesmere	2	1	0	0
Dudleston Heath and Elson	Ellesmere	22	32	0	0
Tetchill, Lee and Whitemere	Ellesmere	23	4	0	0
Welsh Frankton, Perthy, New Marton and Lower Frankton	Ellesmere	31	3	0	0
Welshampton and Lyneal	Ellesmere	21[A]	7	0	0
Burford	Ludlow	39	2	0	140
Clee Hill	Ludlow	52	5	0	20

Settlement	Place Plan	Completions (2011/12 – 2023/24)	Sites with Planning Permission or Prior Approval (at 31st March 2024)	Allocations without Planning Permission (at 31st March 2024)	Proposed Allocations without Planning Permission (at 31st March 2024)
Onibury	Ludlow	7	0	8	0
Adderley	Market Drayton	28	6	0	0
Bletchley, Longford, Longslow & Moreton Say	Market Drayton	10	30	0	0
Cheswardine	Market Drayton	5	20	0	0
Childs Ercall	Market Drayton	16	0	0	0
Hinstock	Market Drayton	117	2	0	35
Hodnet	Market Drayton	26	58	0	40
Marchamley, Peplow and Wollerton	Market Drayton	12	0	0	0
Stoke Heath	Market Drayton	7	65	0	0
Woore, Irelands Cross and Pipe Gate	Market Drayton	98	34	0	0
Buildwas	Much Wenlock	10	4	0	0
Gobowen	Oswestry	138[B]	101	126	25
Kinnerley, Maesbrook, Dovaston and Knockin Heath	Oswestry	65	26	9	0
Knockin	Oswestry	23	8	0	25
Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn	Oswestry	5	6	0	0
Llanymynech and Pant	Oswestry	75[C]	3	32	75
Park Hall, Hindford, Babbinswood and Lower Frankton	Oswestry	109	14	0	0
Ruyton XI Towns	Oswestry	28	6	0	65
Selattyn, Upper, Middle & Lower Hengoed and Pant Glas	Oswestry	23	22	0	0
St Martins	Oswestry	280	29	0	60

Settlement	Place Plan	Completions (2011/12 – 2023/24)	Sites with Planning Permission or Prior Approval (at 31st March 2024)	Allocations without Planning Permission (at 31st March 2024)	Proposed Allocations without Planning Permission (at 31st March 2024)
Weston Rhyn, Rhoswiel, Wern and Chirk Bank	Oswestry	73	91	0	100
Whittington	Oswestry	131	3	0	61
Albrighton	Shrewsbury	0	1	0	0
Baschurch	Shrewsbury	329	50	0	55
Bayston Hill	Shrewsbury	89	9	0	100
Bicton and Four Crosses	Shrewsbury	6	5	0	15
Bomere Heath	Shrewsbury	73	7	0	62
Dorrington, Stapleton and Condover	Shrewsbury	126	9	15	0
Fitz, Grafton and Newbanks	Shrewsbury	6	5	0	0
Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton and Felton Butler	Shrewsbury	51	19	0	0
Hanwood and Hanwood Bank	Shrewsbury	107	3	0	0
Longden, Hook-a-gate, Annscroft, Longden Common and Lower Common/Exfords Green	Shrewsbury	51	19	0	0
Montford Bridge West	Shrewsbury	28	0	0	0
Mytton	Shrewsbury	17	5	0	0
Nesscliffe	Shrewsbury	89	21	0	0
Uffington	Shrewsbury	13	2	0	0
Walford Heath	Shrewsbury	20	1	0	0
Weston Lullingfields, Weston Wharf and Weston Common	Shrewsbury	20	1	0	0
Myddle and Harmer Hill	Wem	60	8	0	0
Shawbury	Wem	85	3	0	80
Prees and Prees Higher Heath	Whitchurch	84[D]	57[D]	62	35

Settlement	Place Plan	Completions (2011/12 – 2023/24)	Sites with Planning Permission or Prior Approval (at 31st March 2024)	Allocations without Planning Permission (at 31st March 2024)	Proposed Allocations without Planning Permission (at 31st March 2024)
Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall	Whitchurch	166	5	5	0
Total		**3,222**	**1,004**	**413**	**1,136**

[A]11 completions at 31st March 2024 have been excluded to offset the exclusion of 11 commitments when identifying the SAMDev Housing Requirement.
[B]116 dwellings outstanding (at 2013) on Planning Permission OS/05/13887/REM (Almond Avenue, Gobowen) were excluded from consideration when identifying the SAMDev Housing Requirement. All dwellings are now completed however the total number of units completed across the development increased to 126.
Planning Permission OS/05/13887/REM and 14/00568/FUL (Almond Avenue, Gobowen) therefore 126 dwellings removed from figures, as the site was excluded from consideration when identifying the SAMDev Housing Requirement.
[C]42 completions at the 31st March 2024 have been excluded to offset the exclusion of 42 commitments when identifying the SAMDev Housing Requirement.
[D]89 dwellings outstanding (at 2024) on Planning Permission 15/05307/REM (Gro Continental Site, Prees) (Outline Consent 09/00111/OUT) were excluded from consideration when identifying the SAMDev Housing Requirement. 26 completions and 89 commitments on Planning Permission 15/05307/REM (Gro Continental Site, Prees) (Outline Consent 09/00111/OUT) removed.
The completions in each of the Community Hubs and Clusters include exception development which contributes to the housing requirement for the Community Hub orCluster.
Please Note: Figures provided are net.

Table 13: Housing Commitments and Completions in the Rural Area

	Completions (2006/07 – 2023/24)	*Sites with Planning Permission or Prior Approval (at the 31st March 2024)*
Wider Rural Area	4,786	2,015

**The completions in the rural area exclude exception development which contributes to the housing requirement of Shrewsbury, Market Towns, Key Centres, Community Hubs or Community Clusters.*
***Completions in the rural area include those which occurred in Community Hubs and Community Clusters prior to the identification of housing guidelines for these areas, as these have not been counted towards the achievement of the identified housing guidelines.*
****Commitments and completions include those dwellings excluded from Community Hub or Community Cluster settlement guidelines, based on the factors which informed the identification of these settlement guidelines within the SAMDev Plan.*
Please Note: The figures provided are net.

Five Year Housing Land Supply Statement Appendices

Appendix A. Sites with Planning Permission at 31st March 2024

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
10/03008/FUL	Land Off Station Road, Albrighton, WV7 3DS	08/09/2010	9	0	9						**9**	**0**
14/03279/FUL	Vacant Units, Station Road, Albrighton, Wolverhampton, Shropshire, WV7 3QH	03/11/2015	5	3	2						**2**	**0**
15/02448/FUL	Development Land East Of Shaw Lane Off Kingswood Road, Albrighton, Shropshire	16/04/2018	65	51	14	14					**14**	**0**
16/02725/FUL	Millfields Farm, High House Lane, Albrighton, WV7 3JL	26/09/2016	1	0	1						**1**	**0**
19/02376/FUL	Little Whiston Farm, Whiston Cross, Albrighton, Wolverhampton, Shropshire, WV7 3BU	31/01/2020	2	0	2						**2**	**0**
20/03227/FUL	Development Land East To The Of Shaw Lane, Off Kingswood Road, Albrighton, Shropshire	21/10/2021	3	0	3						**3**	**0**
21/01754/FUL	Lark Rise, Patshull Lane, Boningale, Albrighton, WV7 3AY	26/01/2022	0	0	0						**0**	**0**
21/05943/FUL	Former Weighbridge At Former Mckeand Smith And Co Ltd, Station Road, Albrighton, Wolverhampton, Shropshire, WV7 3EA	23/09/2022	1	0	1						**1**	**0**
22/00482/FUL	White Ladies Farm Barns, Shackerley Lane, Cosford, Albrighton, Shropshire	19/05/2022	1	0	1						**1**	**0**
22/02285/FUL	Proposed Dwelling North Of 68 High Street, Albrighton, Shropshire	29/07/2022	1	0	1						**1**	**0**
22/03409/FUL	Proposed Barn Conversion SE Of Cosford Grange Farm, Cosford, Shropshire	06/10/2022	1	0	1						**1**	**0**
22/05406/FUL	Residential Barn Conversions, Boningale Manor, Holyhead Road, Albrighton, Wolverhampton, Shropshire, WV7 3AT	06/03/2023	3	0	3						**3**	**0**
22/05656/FUL	2A Sandy Lane, Albrighton, Wolverhampton, Shropshire, WV7 3ES	13/03/2023	0	0	0						**0**	**0**
23/00116/FUL	Proposed Residential Barn Conversion At Harriots Hayes, Harriots Hayes Lane, Codsall Wood, Shropshire	28/03/2023	1	0	1						**1**	**0**
23/00870/FUL	Proposed Residential Development Land To The East Of Shaw Lane, Albrighton, Shropshire	27/10/2023	43	0	43						**43**	**0**
23/01288/FUL	Old Donington School, Rectory Road, Albrighton, Wolverhampton, Shropshire, WV7 3EP	16/05/2023	1	0	1						**1**	**0**
23/03475/FUL	14 Station Road, Albrighton, Shropshire, WV7 3QG	27/09/2023	3	0	3						**3**	**0**
23/04403/FUL	Proposed Residential Development Land South Of Fair Lawn, Albrighton, Shropshire	10/01/2024	2	0	2						**2**	**0**
24/00294/OUT	Proposed Dwelling North Of 15, Redford Drive, Albrighton, Shropshire	05/03/2024	1	0	1						**1**	**0**
BR/APP/FUL/02/0047	Humphreston Hall, Blue House Lane, Albrighton, Wolverhampton	18/03/2002	7	0	7						**7**	**0**
10/02043/FUL	Land Adj. Holly Cottage, Worthen, Shrewsbury	06/05/2011	1	0	1						**1**	**0**
10/03790/FUL	Gravels Farm, Gravelsbank, Shrewsbury	02/02/2011	0	0	0						**0**	**0**
11/00227/FUL	Clunton Mill, Clunton, Craven Arms	24/03/2011	1	0	1						**1**	**0**
11/01985/FUL	Land Adj. Chestnut Cove, Bucknell	23/05/2012	1	0	1						**1**	**0**
11/02298/FUL	Land At 34-36 High Street And Sumach, Station Street Bishops Castle	23/12/2011	12	8	4						**4**	**0**
11/03098/FUL	Upper House Farm, Hopton Castle, Craven Arms, Shropshire, SY7 0QF	26/03/2018	3	0	3						**3**	**0**
11/05208/FUL	New House Farm, Newcastle, Craven Arms	09/08/2012	1	0	1						**1**	**0**
12/05180/FUL	9-11 Colebatch, Bishops Castle	01/03/2013	0	0	0						**0**	**0**
13/03245/FUL	Betton Farm, Minsterley, Shrewsbury, SY5 0DU	15/06/2016	3	0	3						**3**	**0**

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
13/03455/FUL	Cresswell Farm, Bedstone, Craven Arms, Shropshire, SY7 0BE	02/12/2014	1	0	1						**1**	**0**
13/03915/FUL	Church Farm Barns, More, Bishops Castle, SY9 5HH	12/11/2013	1	0	1						**1**	**0**
14/00405/FUL	Skelton Bank Farm, Mardu, Craven Arms, Shropshire, SY7 8NH	18/05/2015	1	0	1						**1**	**0**
14/03834/REM	Garage House, 1 Garage Mews, Station Street, Bishops Castle, Shropshire, SY9 5AQ	21/10/2014	1	0	1						**1**	**0**
15/01470/FUL	Proposed Workshop At Leat Wood, The Bog, Minsterley, Shropshire	03/05/2016	1	0	1						**1**	**0**
15/05524/FUL	Farm Buildings South Of White House, Binweston Lane, Binweston, Shropshire	23/06/2016	2	0	2						**2**	**0**
16/04729/FUL	Snailbeach Farm, Snailbeach, Shrewsbury, Shropshire, SY5 0LW	10/01/2017	5	0	5						**5**	**0**
17/00977/FUL	Proposed Dwelling West Of 13 Bankshead, Shropshire	26/01/2018	1	0	1						**1**	**0**
17/01288/FUL	Disused Malt House, Bucknell, Shropshire	12/02/2018	1	0	1						**1**	**0**
17/02882/FUL	Proposed Dwelling To The West Of Bank Cottage, Norbury, Shropshire	19/01/2018	1	0	1						**1**	**0**
17/03497/REM	Proposed Development Land South Of Woodbatch Road, Bishops Castle, Shropshire	07/12/2017	9	0	9						**9**	**0**
17/05405/FUL	North Office Building At Ransford Sawmills, Station Street, Bishops Castle, Shropshire, SY9 5AQ	05/02/2018	2	1	1						**1**	**0**
17/05987/FUL	Proposed Dwelling Adjacent Doukel, Bucknell, Shropshire	18/05/2018	4	0	4						**4**	**0**
17/06171/FUL	Acton Bank Farm, 13 Brockton, Lydbury North, Shropshire, SY7 8BA	12/12/2019	3	0	3						**3**	**0**
18/00226/FUL	The Perrys, Marton, Welshpool, Shropshire, SY21 8JY	26/03/2018	-1	0	-1						**-1**	**0**
18/01321/FUL	Proposed Barn Conversions Adjacent Weston House, Binweston Lane, Binweston, Shropshire	25/06/2018	2	0	2						**2**	**0**
18/01584/FUL	Proposed Dwelling North Of 7 Chapel Road, Broome Road, Clungunford, Shropshire	30/05/2018	1	0	1						**1**	**0**
18/04520/FUL	Storage Unit To The South Of Salop Street, Bishops Castle, Shropshire	11/12/2018	1	0	1						**1**	**0**
19/00425/FUL	Proposed Dutch Barn Conversion North Of Oakeley Farm, Bishops Castle, Shropshire	22/03/2019	1	0	1						**1**	**0**
19/00463/FUL	Proposed Dwelling To The North Of Shelve, Shropshire	04/04/2019	1	0	1						**1**	**0**
19/00755/FUL	Bryncalled Barns, Pentre Hodre, Shropshire, SY7 0BN	28/07/2022	1	0	1						**1**	**0**
19/03903/REM	Proposed Residential Development Adj Bird Farm, Worthen, Shropshire	04/11/2019	2	0	2						**2**	**0**
19/04211/FUL	Proposed Barn Conversion North Of Meadowtown Farm, Meadowtown, Shropshire	19/12/2019	1	0	1						**1**	**0**
19/04551/FUL	Proposed Residential Dwelling, Minsterley, Shropshire	22/01/2020	1	0	1						**1**	**0**
20/00596/FUL	Proposed Commercial Building East Of 28 High Street, Bishops Castle, Shropshire	23/07/2020	1	0	1						**1**	**0**
20/02366/OUT	Proposed Residential Development Land East Of Plough House Farm Little Worthen, Worthen, Shropshire	04/03/2021	2	0	2						**2**	**0**
20/03164/REM	Clungunford Farm Barn, Church Road, Clungunford, Craven Arms, Shropshire, SY7 0PN	06/01/2021	1	0	1						**1**	**0**
20/03203/FUL	2 Union Street, Bishops Castle, Shropshire, SY9 5AJ	26/04/2021	1	0	1						**1**	**0**

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
20/03549/FUL	Proposed Barn Conversions At Cwm Collo, Llanfair Waterdine, Shropshire	12/01/2021	2	0	2						**2**	**0**
20/03955/FUL	Ashfield, 17A Aston Rogers, Shrewsbury, Shropshire, SY5 9HQ	02/03/2021	0	0	0						**0**	**0**
20/04632/FUL	Proposed Dwelling East Of Hopton Heath Farm, Hopton Castle, Shropshire	18/03/2021	1	0	1						**1**	**0**
20/04680/FUL	Proposed Barn Conversion South Of The Vedw, Llanfair Waterdine, Shropshire,	19/04/2021	1	0	1						**1**	**0**
20/04982/FUL	Proposed Dwelling South Of Cedric House, Crows Nest, Snailbeach, Shropshire	01/02/2021	1	0	1						**1**	**0**
21/00029/FUL	Proposed Barn Conversion West Of The Stables Inn, Drury Lane, Hopesgate, Shropshire	18/03/2021	1	0	1						**1**	**0**
21/00957/FUL	Proposed Dwelling Adjacent 7 And 9 Bentlawnt, Shropshire	18/06/2021	1	0	1						**1**	**0**
21/01136/FUL	Proposed Residential Development Land To The South Of Chirbury, Shropshire	05/06/2023	40	0	40						**40**	**0**
21/01394/FUL	Proposed Residential Development Land North Of Little Beckjay, Beckjay, Clungunford, Shropshire	24/05/2021	2	0	2						**2**	**0**
21/01569/FUL	Proposed Dwelling North East Of 24 Snailbeach, Shropshire	12/10/2022	1	0	1						**1**	**0**
21/02038/FUL	Down Farm, Lower Down, Lydbury North, Shropshire, SY7 8BB	04/02/2022	5	0	5						**5**	**0**
21/02296/FUL	Proposed Conversion Of Agricultural Buildings At Lower Guilden Down, Guilden Down, Clun, Shropshire	25/11/2021	2	0	2						**2**	**0**
21/02771/FUL	68-70 Church Street, Bishops Castle, SY9 5AE	15/09/2021	1	0	1						**1**	**0**
21/03326/FUL	Grove Haven, 21 Pennerley, Shrewsbury, Shropshire, SY5 0NE	10/02/2022	1	0	1						**1**	**0**
21/04499/FUL	Proposed Barn Conversion At Lagden Farm, Lagden Lane, Colebatch, Shropshire	28/01/2022	1	0	1						**1**	**0**
21/04699/REM	Proposed Dwelling South Of The Miners Arms, Priest Weston, Shropshire	09/12/2021	1	0	1						**1**	**0**
21/05272/FUL	Proposed Residential Dwelling, Acton, Shropshire, SY9 5LA	31/05/2023	1	0	1						**1**	**0**
21/05321/REM	Proposed Dwelling East Of 8 The Lyde, Bromlow, Minsterley, Shropshire	25/02/2022	1	0	1						**1**	**0**
21/05411/FUL	Proposed Barn Conversion At Rowan House, Gravels Bank, Minsterley, Shropshire	11/04/2022	2	0	2						**2**	**0**
22/01141/FUL	Plox Green Garage, Snailbeach, Shrewsbury, Shropshire, SY5 0LN	24/06/2022	1	0	1						**1**	**0**
22/01920/FUL	Springfield, Marton, Welshpool, Shropshire, SY21 8JP	30/06/2022	0	0	0						**0**	**0**
22/02133/FUL	Titley Farm, Worthen, Shrewsbury, Shropshire, SY5 9JJ	20/07/2022	0	0	0						**0**	**0**
22/02362/FUL	Proposed Dwelling SW OF Pleasant Place, Bromlow, Minsterley, Shropshire	05/09/2022	1	0	1						**1**	**0**
22/02463/FUL	Brockton Barn, Lydbury North, Shropshire, SY7 8BA	31/01/2023	1	0	1						**1**	**0**
22/02643/REM	Proposed Dwelling NE Of Greenfield Cottage, 7 The Lyde, Bromlow, Minsterley, Shropshire	29/09/2022	1	0	1						**1**	**0**
22/02824/FUL	Proposed Dwelling To The North Of Silverdale, Corporation Street, Bishops Castle, Shropshire	05/09/2022	1	0	1						**1**	**0**
22/02933/FUL	Stoney Pound Bungalow, Stoney Pound, Shropshire, SY7 8PD	04/10/2022	0	0	0						**0**	**0**
22/03356/FUL	The Old Sawmills, Bedstone, Shropshire	09/01/2023	1	0	1						**1**	**0**

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
22/04011/OUT	Proposed Dwelling North West Of Pleasant View, Rowley, Shropshire, SY59RY	01/06/2023	2	0	2						**2**	**0**
22/04610/FUL	The Six Bells Brewery, Church Street, Bishops Castle, Shropshire, SY9 5AA	20/12/2022	2	0	2						**2**	**0**
22/04625/FUL	Proposed Dwelling South East Of The Wyches, Little Worthen, Worthen, Shropshire	16/03/2023	2	0	2						**2**	**0**
22/04842/OUT	West Bungalow, Chirbury, Montgomery, Shropshire, SY15 6BH	22/05/2023	1	0	1						**1**	**0**
23/00603/FUL	Boars Head Hotel, Church Street, Bishops Castle, Shropshire, SY9 5AE	06/06/2023	1	0	1						**1**	**0**
23/00662/FUL	Baron Of Bucknell, Bucknell, Shropshire, SY7 0AH	17/04/2023	1	0	1						**1**	**0**
23/00925/FUL	The Lilac House, 1 Pennerley Flat, Pennerley, Shrewsbury, Shropshire, SY5 0ND	08/06/2023	1	0	1						**1**	**0**
23/01506/FUL	Proposed Agricultural Workers Dwelling SW Of Garbett Hall, Llanfair Waterdine, Shropshire	13/03/2024	1	0	1						**1**	**0**
23/01682/REM	Proposed Erection Of Detached Open Market Dwelling, Rowley, Shropshire	13/06/2023	1	0	1						**1**	**0**
23/02435/FUL	Caravan Adjacent Old School House, Shelve, Minsterley, Shropshire, SY5 0JQ	10/08/2023	0	0	0						**0**	**0**
23/02743/FUL	Plough House Farm, Little Worthen, Worthen, Shrewsbury, Shropshire, SY5 9HL	23/08/2023	0	0	0						**0**	**0**
23/02897/FUL	Plot 1 White House, Binweston Lane, Binweston, Shropshire	24/08/2023	1	0	1						**1**	**0**
23/02899/FUL	Plot 2 White House, Binweston Lane, Binweston, Shropshire	25/08/2023	1	0	1						**1**	**0**
23/02923/REM	Great House, Hopton heath, Craven Arms, Shropshire, SY7 0QD	31/08/2023	1	0	1						**1**	**0**
23/03000/REM	Land At Pleasant View, Rowley, Shropshire	22/09/2023	1	0	1						**1**	**0**
23/03133/FUL	Blackmarsh Cottage, Hemford, Minsterley, Shrewsbury, Shropshire, SY5 0JE	29/09/2023	0	0	0						**0**	**0**
23/03198/FUL	Proposed Dwelling To The West Of Broome Road, Clungunford, Shropshire	08/09/2023	1	0	1						**1**	**0**
23/03495/FUL	Brunslow Farm, Brunslow, Lydbury North, Shropshire, SY7 8AD	11/10/2023	3	0	3						**3**	**0**
23/04140/FUL	Proposed Residential Development Land To The East Of 5 Gravels Bank, Minsterley, Shropshire	01/02/2024	1	0	1						**1**	**0**
23/05044/FUL	Proposed Residential Development South East Of Leigh Hall Farm, Minsterley, Shropshire	30/01/2024	5	0	5						**5**	**0**
23/05226/FUL	Hare Hill Farm, Edgton, Craven Arms, Shropshire, SY7 8HN	05/03/2024	1	0	1						**1**	**0**
SS/1/03/14360/F	Hope Farm, Drury Lane, Minsterley, Shrewsbury	29/05/2003	1	0	1						**1**	**0**
SS/1/03/14838/F	Adj To Four Winds, Llwyn Road, Clun, Craven Arms	07/10/2003	1	0	1						**1**	**0**
SS/1/07/20009/F	Land Adjacent The Anchor, The Anchor, Newcastle, Craven Arms	06/01/2009	1	0	1						**1**	**0**
SS/1/08/20641/F	Hope Valley, Shrewsbury	16/02/2009	1	0	1						**1**	**0**
SS/1/09/21497/F	34 High Street, Bishops Castle	19/03/2009	1	0	1						**1**	**0**
09/03278/FUL	Barn 1 Churchyard Farm, Neenton, Bridgnorth	08/02/2010	1	0	1						**1**	**0**
12/02797/FUL	Disused Windmill, Hillside, Ditton Priors, Shropshire	16/05/2014	1	0	1						**1**	**0**
14/02771/FUL	Proposed Affordable Dwelling At Hillside, Ditton Priors, Shropshire	01/10/2015	1	0	1						**1**	**0**

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
15/05277/FUL	Proposed Dwelling To The West Of, Friars Street, Bridgnorth, Shropshire	16/03/2017	1	0	1						**1**	**0**
16/01511/REM	Proposed Residential Development To The South Of Church Lane, Bridgnorth, Shropshire	13/06/2016	2	1	1						**1**	**0**
16/01978/FUL	Proposed Residential Development At Former Substation, Village Road, Norton, Shifnal, Shropshire	10/01/2019	4	0	4						**4**	**0**
16/02158/FUL	Proposed Barn Conversion At Dairy Farm, Cross Lane Head, Bridgnorth, Shropshire	07/11/2016	1	0	1						**1**	**0**
16/04806/FUL	Weston House, Weston, Much Wenlock, Shropshire, TF13 6QT	12/12/2016	1	0	1						**1**	**0**
17/02864/FUL	Proposed Affordable Dwelling Land NE Of Monkhopton, Bridgnorth, Shropshire	29/11/2021	1	0	1						**1**	**0**
18/00143/FUL	9, 10, 11 Lower Forge Cottages, Eardington, Bridgnorth, Shropshire, WV16 5LQ	13/03/2018	-1	0	-1						**-1**	**0**
18/00288/FUL	Birchley Farm, Pattingham, Wolverhampton, Shropshire, WV6 7DZ	20/04/2018	5	0	5						**5**	**0**
18/01880/FUL	Hillside, 61 Linley Brook, Linley, Broseley, Shropshire, WV16 4SZ	25/07/2019	0	0	0						**0**	**0**
18/03172/FUL	Proposed Development Land East Of Meadowbrook Close, Alveley, Shropshire	22/02/2021	6	0	6						**6**	**0**
18/03216/FUL	Redundant Stables At Monkhopton Estate, Monkhopton, Bridgnorth, Shropshire	30/11/2018	3	0	3						**3**	**0**
18/03850/FUL	Outbuildings At Manor Farm, Aston Botterell, Bridgnorth, Shropshire, WV16 6QX	12/12/2019	4	0	4						**4**	**0**
18/05511/REM	Manor Farm, Monkhopton, Bridgnorth, WV16 6SB	18/03/2019	9	0	9						**9**	**0**
18/05861/FUL	Sweyney Cliff House, Coalport, Telford, Shropshire, TF8 7JD	29/03/2019	0	0	0						**0**	**0**
19/00502/FUL	Land At Woundale, High Grosvenor, Bridgnorth, Shropshire	13/08/2020	1	0	1						**1**	**0**
19/03370/FUL	Proposed Barn Conversions East Of Shropshire Farm, Fenn Green, Alveley, Shropshire	30/10/2019	2	0	2						**2**	**0**
19/04020/FUL	27 And 28 Eardington, Bridgnorth, Shropshire, WV16 5JT	06/11/2020	-1	0	-1						**-1**	**0**
19/04823/FUL	Middleton Mill, Neenton, Bridgnorth, Shropshire	22/07/2022	1	0	1						**1**	**0**
20/00310/FUL	The Stables, Monkhopton, Bridgnorth, Shropshire, WV16 6SA	24/04/2020	1	0	1						**1**	**0**
20/01623/FUL	3 High Street, Bridgnorth, Shropshire, WV16 4DB	02/09/2020	2	0	2						**2**	**0**
20/01686/CPL	Butts Holding Caravan Site, Alveley, Bridgnorth, Shropshire, WV15 6HZ	04/09/2020	100	18	82	10	15	17	20	20	**82**	**0**
20/01921/FUL	Proposed Dwelling To The South Of Listley Street, Bridgnorth, Shropshire	12/11/2020	1	0	1						**1**	**0**
20/02773/FUL	Land North Of 9 Oldbury Wells, Bridgnorth, Shropshire	11/02/2022	1	0	1						**1**	**0**
20/03172/FUL	1 Bridge Street, Bridgnorth, Shropshire, WV15 6AF	11/11/2020	3	0	3						**3**	**0**
20/03340/FUL	Astley Farm, Alveley, Shropshire, WV15 6ER	06/04/2021	4	0	4						**4**	**0**
20/04093/FUL	Former Filling Station, Quatford, Bridgnorth, Shropshire, WV15 6QJ	01/12/2020	4	0	4						**4**	**0**
20/05278/FUL	Proposed Conversion Of Outbuildings At Cantreyn, Cantern Bank, Bridgnorth, Shropshire	28/10/2021	2	0	2						**2**	**0**
21/00440/FUL	8 Waterloo Terrace, Bridgnorth, Shropshire, WV16 4EG	07/04/2021	1	0	1						**1**	**0**
21/01250/FUL	Proposed Residential Barn Conversion North Of The Cleeve, Station Road, Ditton Priors, Shropshire	24/06/2021	1	0	1						**1**	**0**

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
21/02344/FUL	Proposed Affordable Dwelling To The West Of Farmcote Cottage, Upper Farmcote, Claverley, Shropshire	25/05/2022	1	0	1						**1**	**0**
21/03533/FUL	The Vogue, Worfield, Bridgnorth, Shropshire, WV15 5NT	08/10/2021	0	0	0						**0**	**0**
21/04366/FUL	Proposed Affordable Dwelling NW Of Hill Farm, Chelmarsh, Bridgnorth, Shropshire	23/05/2022	1	0	1						**1**	**0**
21/04853/FUL	The Wyches, Chantry Lane, Quatford, Bridgnorth, Shropshire, WV15 6QJ	01/03/2022	0	0	0						**0**	**0**
21/05023/OUT	Proposed Residential And Commercial Development Land, Tasley, Bridgnorth, Shropshire	06/03/2024	550	0	550		25	63	63	63	**214**	**336**
21/05080/FUL	The Crest, Billingsley, Bridgnorth, Shropshire, WV16 6PH	29/09/2022	0	0	0						**0**	**0**
21/05611/FUL	Red Hill House, Spoonley Gate, Pattingham, Wolverhampton, WV6 7ED	23/11/2022	1	0	1						**1**	**0**
21/05789/FUL	Land South Of Chapel Farm, Lower Netchwood, Monkhopton, Bridgnorth, Shropshire, WV16 6TF	30/06/2022	1	0	1						**1**	**0**
22/00392/FUL	Land Off Russell Close, Stanmore, Bridgnorth, Shropshire, WV15 5JG	30/03/2022	2	0	2						**2**	**0**
22/00493/FUL	Maypole House, Chesterton, Bridgnorth, Shropshire, WV15 5NX	30/03/2022	1	0	1						**1**	**0**
22/01388/FUL	Whitburn Grange Hotel, 35 Salop Street, Bridgnorth, Shropshire, WV16 5BH	08/06/2022	6	0	6						**6**	**0**
22/01472/FUL	Former Bridgnorth District Council, Westgate, Bridgnorth, Shropshire, WV16 5AA	07/02/2023	30	0	30						**30**	**0**
22/01504/FUL	24 Ludlow Road, Bridgnorth, Shropshire, WV16 5AG	19/08/2022	5	0	5						**5**	**0**
22/03180/FUL	Spring Cottage, Sytch House Green, Claverley, Wolverhampton, Shropshire, WV5 7AL	05/10/2022	1	0	1						**1**	**0**
22/03728/FUL	Proposed Affordable Dwelling To The North Of, Glazeley, Bridgnorth, Shropshire	15/02/2023	1	0	1						**1**	**0**
22/04599/FUL	Conversion Of Outbuilding, Manor Farm, Aston Botterell, Bridgnorth, Shropshire	20/12/2022	1	0	1						**1**	**0**
22/04889/FUL	Dairy House, Ludstone, Claverley, Wolverhampton, Shropshire, WV5 7DE	30/01/2023	1	0	1						**1**	**0**
22/05155/FUL	Land At Bynd Lane, Billingsley, Bridgnorth, Shropshire	06/04/2023	3	0	3						**3**	**0**
22/05232/FUL	Clearview, Rushmere, Wootton, Bridgnorth, WV15 6EE	28/02/2023	1	0	1						**1**	**0**
22/05737/FUL	Proposed Barn Conversion At Lower Shirlett Farm, Shirlett, Morville, Shropshire	24/03/2023	1	0	1						**1**	**0**
23/00204/FUL	Proposed Residential Barn Conversions To The North Of, Halfway House Lane, Eardington, Bridgnorth, Shropshire	30/03/2023	4	0	4						**4**	**0**
23/00208/FUL	High Leasowe, Romsley Lane, Romsley, Bridgnorth, Shropshire, WV15 6HW	09/03/2023	0	0	0						**0**	**0**
23/00408/FUL	Proposed Local Needs Dwelling To The North Of Station Road, Ditton Priors, Shropshire	25/03/2024	1	0	1						**1**	**0**
23/00640/FUL	The Old Smithy, St Marys Street, Bridgnorth, Shropshire, WV16 4DR	17/05/2023	1	0	1						**1**	**0**
23/00967/FUL	Proposed Residential Exception Site, Ashford Bank, Claverley, Shropshire	12/10/2023	12	0	12						**12**	**0**
23/00995/FUL	Acton Arms Hotel, Morville, Bridgnorth, Shropshire, WV16 4RJ	12/07/2023	3	0	3						**3**	**0**

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23/01105/FUL	Proposed Residential Development Land North Of 8 Salop Street, Bridgnorth, Shropshire	14/06/2023	2	0	2						**2**	**0**
23/01373/FUL	8/9 West Castle Street, Bridgnorth, Shropshire, WV16 4AB	10/08/2023	2	0	2						**2**	**0**
23/01819/OUT	Proposed Dwelling North Of The Coach House, Church Lane, Bridgnorth, Shropshire	10/07/2023	1	0	1						**1**	**0**
23/01992/FUL	Spring Barn, Glazeley, Bridgnorth, Shropshire, WV16 6AA	19/07/2023	1	0	1						**1**	**0**
23/02203/REM	Proposed Dwelling North Of 2 Goodwood Avenue, Bridgnorth, Shropshire	28/07/2023	1	0	1						**1**	**0**
23/02563/OUT	Proposed Dwelling Adj 32 Ludlow Road, Ludlow Road, Bridgnorth, Shropshire	11/08/2023	1	0	1						**1**	**0**
23/02756/FUL	Avebury, Stocking Lane, Nordley, Bridgnorth, Shropshire, WV16 4SY	11/08/2023	0	0	0						**0**	**0**
23/02791/FUL	42 River Side, Bridgnorth, Shropshire, WV16 4BH	04/09/2023	1	0	1						**1**	**0**
23/03029/FUL	64 St Marys Street, Bridgnorth, Shropshire, WV16 4DR	04/09/2023	1	0	1						**1**	**0**
23/03278/FUL	Proposed Bungalow Adjacent 5 Bent Lane, Ditton Priors, Shropshire	18/09/2023	1	0	1						**1**	**0**
23/03348/FUL	Lower Netchwood Methodist Chapel, Lower Netchwood, Monkhopton, Bridgnorth, Shropshire	11/09/2023	1	0	1						**1**	**0**
23/03978/FUL	Proposed Dwelling South Of 30 Ludlow Heights, Bridgnorth, Shropshire	30/11/2023	1	0	1						**1**	**0**
23/04410/FUL	14 Moat Street, Bridgnorth, Shropshire, WV16 4EP	03/01/2024	1	0	1						**1**	**0**
23/04463/FUL	Top Pool Barn, Morville, Bridgnorth, Shropshire, WV16 5NB	11/12/2023	1	0	1						**1**	**0**
23/04472/FUL	The Haybarn, Hall Close Farm, Alveley, Bridgnorth, Shropshire, WV15 6NG	22/11/2023	1	0	1						**1**	**0**
23/04609/FUL	Florence Cottage, Pear Tree Lane, Claverley, Wolverhampton, Shropshire, WV5 7AT	29/01/2024	0	0	0						**0**	**0**
BR/APP/FUL/06/0247	Adj The Hollies, Griffiths Green, Claverley, Wolverhampton	22/06/2006	1	0	1						**1**	**0**
BR/APP/FUL/07/0493	Adj To Stable Cottage, Cliff Road, Bridgnorth	26/07/2007	1	0	1						**1**	**0**
BR/APP/FUL/08/0637	Great Oxenbold Farm, Brockton, Much Wenlock	08/06/2009	3	0	3						**3**	**0**
14/05409/FUL	Proposed Development Land At Hockley Bank, Park View, Broseley, Shropshire	27/06/2016	1	0	1						**1**	**0**
16/00472/FUL	Land Off Fox Lane, Broseley, Shropshire	25/05/2016	1	0	1						**1**	**0**
17/01239/FUL	Site at 29 Sycamore Road, Broseley, Shropshire	25/08/2017	1	0	1						**1**	**0**
18/03235/REM	Rosewood Pet Products Ltd, 45 Coalport Road, Broseley, Shropshire, TF12 5AN	02/10/2019	20	0	20						**20**	**0**
18/04550/FUL	Land Adjoining Padman House, Cape Street, Broseley, Shropshire	30/06/2021	4	0	4						**4**	**0**
19/03639/REM	Proposed Development Land To The East Of Avenue Road, Broseley, Shropshire	13/07/2022	16	0	16						**16**	**0**
20/01162/FUL	Development Site Adjacent Stone Lee, Calcutts Road, Jackfield, Shropshire, TF8 7LG	14/10/2020	3	0	3						**3**	**0**
20/01470/FUL	Court View, Duke Street, Broseley, TF12 5LX	29/05/2020	0	0	0						**0**	**0**
20/02093/FUL	Land Adjacent Tyning Cottage, Chapel Lane, Broseley, Shropshire	24/11/2022	1	0	1						**1**	**0**
22/00875/FUL	New Dwelling Off Fox Lane, Broseley, Shropshire	06/06/2022	1	0	1						**1**	**0**
22/01408/FUL	17 Hockley Road, Broseley, Shropshire, TF12 5HT	26/08/2022	1	0	1						**1**	**0**
22/01544/FUL	Land Adj. Valley View, King Street, Broseley, Shropshire, TF12 5NA	23/09/2022	1	0	1						**1**	**0**

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22/05561/FUL	Proposed Dwelling South Of Landour, Calcutts Road, Jackfield, Shropshire	21/07/2023	1	0	1						**1**	**0**
22/05751/FUL	Proposed Dwelling South Of Ivy House, Pound Lane, Broseley, Shropshire	14/06/2023	1	0	1						**1**	**0**
23/00554/FUL	Proposed Development Land To The South Of Fox Lane, Broseley, Shropshire	15/05/2023	1	0	1						**1**	**0**
23/01993/FUL	57 And 57A King Street, Broseley, Shropshire, TF12 5NA	30/06/2023	1	0	1						**1**	**0**
23/02247/FUL	Monewood House, Ironbridge Road, Broseley, Shropshire, TF12 5AH	14/09/2023	0	0	0						**0**	**0**
10/03321/FUL	Upper Farm, Marshbrook, Church Stretton	21/12/2010	1	0	1						**1**	**0**
10/03469/FUL	Frodesley Lane Farm, Acton Burnell, Shrewsbury	05/01/2011	1	0	1						**1**	**0**
10/05562/FUL	Woolstaston Hall, Woolstaston, Shrewsbury	07/04/2011	3	0	3						**3**	**0**
11/00413/FUL	Top Farm, Leebotwood, Church Stretton	08/04/2011	1	0	1						**1**	**0**
12/01801/REM	Adj To Greystones, Longnor, Shrewsbury	23/10/2012	3	0	3						**3**	**0**
14/00583/FUL	Boystone Farm, Darby Lane, Wall Under Heywood, Shropshire, SY6 7DT	14/10/2014	1	0	1						**1**	**0**
15/03512/FUL	Oak Tree View, Church Preen, Church Stretton, Shrewsbury, Shropshire, SY6 7LH	07/10/2016	1	0	1						**1**	**0**
15/04383/FUL	Proposed Dwelling South Of Cargan, All Stretton, Shropshire	13/09/2016	1	0	1						**1**	**0**
16/01773/FUL	Proposed Affordable Dwelling North Of Rose Cottage, Longville In The Dale, Shropshire	23/12/2016	1	0	1						**1**	**0**
16/02491/REM	The Leasowes, Sandford Avenue, Church Stretton, Shropshire, SY6 7AE	17/01/2018	43	0	43						**43**	**0**
16/03562/FUL	Former Cowshed, South Of Hamperley Farm, Hamperley, Shropshire	07/11/2016	1	0	1						**1**	**0**
16/05366/FUL	Hall Farm, Picklescott, Shrewsbury, Church Stretton, Shropshire, SY6 6NR	11/04/2018	3	0	3						**3**	**0**
18/02012/FUL	Proposed Barn Conversion At Church Farm, Rushbury, Shropshire, SY6 7EB	02/10/2018	1	0	1						**1**	**0**
18/02340/FUL	Proposed Barn Conversion NW Of Church Farm, Rushbury, Shropshire	19/09/2018	1	0	1						**1**	**0**
18/03355/FUL	Longville Arms, Longville In The Dale, Much Wenlock, Shropshire, TF13 6DT	16/10/2020	1	0	1						**1**	**0**
18/03631/FUL	Garages Off Yeld Bank, Church Stretton, Shropshire	28/11/2018	1	0	1						**1**	**0**
18/04865/FUL	Agricultural Buildings To The East Of Old Mill Farm, Walkmills, Church Stretton, Shropshire	16/04/2019	1	0	1						**1**	**0**
19/03202/FUL	Proposed Residential Development At Crown House, Burway Road, Church Stretton, Shropshire	04/11/2022	14	0	14						**14**	**0**
19/05428/FUL	Flats 5 And 6, The Old Factory, Cardingmill Valley, Church Stretton, Shropshire, SY6 6JG	26/03/2020	-1	0	-1						**-1**	**0**
20/01847/FUL	Crimond, 85 Ludlow Road, Church Stretton, SY6 6RA	28/07/2020	0	0	0						**0**	**0**
20/02569/FUL	Proposed Local Needs Dwelling To The South Of Hollyhurst, Leebotwood, Shropshire	21/05/2021	1	0	1						**1**	**0**
20/03364/FUL	Store Rear Of 21 High Street, Church Stretton, Shropshire	06/07/2021	1	0	1						**1**	**0**
20/04288/FUL	Proposed Local Needs Dwelling, Cardington Moor, Church Stretton, Shropshire	07/10/2021	1	0	1						**1**	**0**
21/04616/FUL	Hill Cottage, Clive Avenue, Church Stretton, SY6 7BL	04/04/2022	1	0	1						**1**	**0**

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21/04640/FUL	Evenwood Cottage, Cound Moor, Shrewsbury, Shropshire, SY5 6BE	29/03/2022	0	0	0						**0**	**0**
21/04818/FUL	Proposed Exception Site Dwelling South Of Alderwood Caravan, Willstone, Cardington, Shropshire, SY6 7HW	09/05/2023	1	0	1						**1**	**0**
21/06016/FUL	Land South Of Plaish Park Farm, Plaish, Church Stretton, Shropshire	17/08/2022	1	0	1						**1**	**0**
22/00711/FUL	Hill Farm, Church Stretton, Shropshire, SY6 6LF	11/07/2022	1	0	1						**1**	**0**
22/03535/REM	Proposed Agricultural Workers Dwelling SW Of Upper Stanway, Rushbury, Shropshire	30/09/2022	1	0	1						**1**	**0**
22/03552/OUT	Residential Development Land Adj Mallabar Lodge, Elms Lane, Little Stretton, Shropshire	21/10/2022	1	0	1						**1**	**0**
22/03678/FUL	Bottle And Glass Inn, Picklescott, Church Stretton, Shropshire, SY6 6NR	21/11/2022	1	0	1						**1**	**0**
22/04742/FUL	Former Chapel Building, Ludlow Road, Little Stretton, Church Stretton, Shropshire, SY6 6RB	13/01/2023	1	0	1						**1**	**0**
22/04872/FUL	Land Adjacent To Manor Farm, Chelmick, Shropshire	29/03/2023	1	0	1						**1**	**0**
22/05602/FUL	Magpie Cottage, 24 Shrewsbury Road, Church Stretton, Shropshire, SY6 6JB	01/03/2023	0	0	0						**0**	**0**
22/05720/FUL	Manor Farm, East Wall, Shropshire	20/04/2023	5	0	5						**5**	**0**
23/00297/FUL	Hope Bowdler Court, Hope Bowdler, Church Stretton, Shropshire, SY6 7DD	09/05/2023	1	0	1						**1**	**0**
23/00820/FUL	Barn To The Rear Of Brockhurst, Church Stretton, Shropshire	25/05/2023	1	0	1						**1**	**0**
23/01342/FUL	Proposed Affordable Dwelling West Of Cwm Geld, Wall Under Heywood, Shropshire	22/11/2023	1	0	1						**1**	**0**
23/01896/FUL	Proposed Affordable Dwelling Adjacent Redcote, Lower Wood, All Stretton, Shropshire	29/01/2024	1	0	1						**1**	**0**
23/02414/FUL	Proposed Dwelling To The North Of Hazler Crescent, Church Stretton, Shropshire	02/08/2023	1	0	1						**1**	**0**
23/03367/FUL	Holiday Dwelling At Coates Farm, Rushbury, Church Stretton, Shropshire, SY6 7DZ	17/10/2023	1	0	1						**1**	**0**
23/04853/FUL	Red House Farm, Longville, Much Wenlock, Shropshire, TF13 6ED	20/03/2024	0	0	0						**0**	**0**
23/05296/FUL	Hill Cottage, Clive Avenue, Church Stretton, SY6 7BL	16/02/2024	0	0	0						**0**	**0**
24/00221/FUL	Bryher, Burway Road, Church Stretton, Shropshire, SY6 6DP	18/03/2024	0	0	0						**0**	**0**
SA/08/0678/F	Oaklands Farm, Condover, Shrewsbury	23/07/2008	2	0	2						**2**	**0**
SA/08/1295/F	Court House Farm, Gretton, Church Stretton	11/12/2008	3	1	2						**2**	**0**
SS/1/07/19587/F	Land At Hall Farm, Longville In The Dale, Much Wenlock	18/07/2007	1	0	1						**1**	**0**
10/03236/FUL	Wrickton House Barn, Burwarton, Bridgnorth, Shropshire, WV16 6RS	18/11/2010	1	0	1						**1**	**0**
12/00836/FUL	Land At Rose Hill, Cleobury Mortimer, Shropshire, DY14 8JP	19/02/2015	1	0	1						**1**	**0**
15/01919/FUL	Land To The Rear Of 41 Furlongs Road, Cleobury Mortimer, Shropshire, DY14 8AR	28/07/2016	12	0	12						**12**	**0**
17/05796/FUL	Proposed Residential Development Land To The North Of Station Road, Stottesdon, Shropshire	08/11/2018	2	0	2						**2**	**0**
18/02803/FUL	2 Church Street, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8BS	07/11/2018	2	0	2						**2**	**0**
18/03718/FUL	Land Adjacent The Dingle, Hopton Wafers, Shropshire	05/09/2019	1	0	1						**1**	**0**

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18/05299/FUL	Proposed Barn Conversion West Of Malt House Farm, Wheathill, Shropshire	24/01/2019	1	0	1						**1**	**0**
18/05739/FUL	Proposed Dwellings East Of Doddington, Shropshire	14/08/2019	2	0	2						**2**	**0**
18/05835/FUL	Proposed Barn Conversions At Earls Ditton Farm, Earls Ditton, Shropshire	22/02/2019	5	0	5						**5**	**0**
20/00127/FUL	Proposed Dwelling West Of Windrush, Buttonoak, Kinlet, Shropshire	28/05/2020	1	0	1						**1**	**0**
20/00697/FUL	Proposed Affordable Dwelling To The West Of Cramer Gutter, Oreton, Cleobury Mortimer, Shropshire	01/02/2022	1	0	1						**1**	**0**
20/01201/FUL	Proposed Dwelling East Of 1 Hill Houses, Bridgnorth, Shropshire	29/10/2020	1	0	1						**1**	**0**
21/00436/FUL	The Bell Inn, 8 Lower Street, Cleobury Mortimer, DY14 8AA	12/04/2021	2	0	2						**2**	**0**
21/00704/FUL	Proposed Development Land West Of Crown Cottages, Bagginswood, Stottesdon, Shropshire	20/08/2021	1	0	1						**1**	**0**
21/00835/FUL	3 New Road, Oreton, Cleobury Mortimer, Kidderminster, Shropshire, DY14 0TY	16/08/2021	1	0	1						**1**	**0**
21/01141/FUL	Proposed Dwelling To The North Of, Factory Lane, Oreton, Cleobury Mortimer, Shropshire	27/06/2022	1	0	1						**1**	**0**
21/02814/FUL	Proposed Dwelling To The East Of Oreton Cottage, Oreton, Cleobury Mortimer, Shropshire	05/08/2021	1	0	1						**1**	**0**
21/04536/FUL	Wayside Bungalow, Cornbrook, Clee Hill, Ludlow, Shropshire, SY8 3QQ	15/02/2022	0	0	0						**0**	**0**
21/05298/FUL	Proposed Residential Development Land Adjacent Ashcroft, Hopton Wafers, Shropshire	19/07/2023	1	0	1						**1**	**0**
22/00699/OUT	Proposed Dwelling SW Of Upper Dudnill Farm, Cleobury Mortimer, Shropshire	14/02/2023	1	0	1						**1**	**0**
22/00881/FUL	Catherton Farm House, Catherton, Kidderminster, Shropshire, DY14 0LJ	10/05/2022	1	0	1						**1**	**0**
22/01353/FUL	Proposed Dwelling To The East Of, Oreton Road, Oreton, Cleobury Mortimer, Shropshire	09/02/2023	1	0	1						**1**	**0**
22/02477/FUL	Westfield, 12 Ronhill Lane, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8AU	09/08/2022	2	0	2						**2**	**0**
22/02540/FUL	Proposed Dwelling South West Of Malthouse Farm, Wheathill, Shropshire	05/09/2022	1	0	1						**1**	**0**
22/02563/FUL	18 High Street, Cleobury Mortimer, DY14 8DG	02/08/2022	1	0	1						**1**	**0**
22/02990/FUL	Proposed Dwelling, New House Farm, Bagginswood, Stottesdon, Shropshire	21/11/2022	1	0	1						**1**	**0**
22/03588/REM	Land Adjoining Bryn Clee, Wheathill, Shropshire	30/09/2022	1	0	1						**1**	**0**
22/03996/FUL	The Pingle, New Road, Oreton, Cleobury Mortimer, Kidderminster, Shropshire, DY14 0TY	06/07/2023	1	0	1						**1**	**0**
22/04601/FUL	Proposed Barn Conversion SE Of Titford, Catherton Road, Cleobury Mortimer, Shropshire	21/03/2023	1	0	1						**1**	**0**
22/05416/FUL	Proposed Residential Barn Conversion West Of Blundell Farm, Holly Lane, Stottesdon, Shropshire	24/03/2023	1	0	1						**1**	**0**
22/05605/FUL	Proposed Affordable Dwelling SE Of Larches Lane Off New Road, Oreton, Cleobury Mortimer, Shropshire	06/07/2023	1	0	1						**1**	**0**
23/01033/FUL	1 The Foxholes, Oreton, Cleobury Mortimer, Kidderminster, Shropshire, DY14 0TP	24/07/2023	0	0	0						**0**	**0**

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23/01267/FUL	Proposed Residential Development Land To The South Of Doddington, Shropshire	27/07/2023	2	0	2						**2**	**0**
23/01810/REM	Proposed Residential Development South Of Little Stocks Close, Kinlet, Shropshire	15/05/2020	15	0	15						**15**	**0**
23/02560/FUL	Proposed Dwelling North East Of Springfield, Wheathill, Shropshire	31/07/2023	1	0	1						**1**	**0**
23/03323/FUL	Proposed Affordable Dwelling West Of Glebe Farm, High Street, Stottesdon, Shropshire	28/02/2024	1	0	1						**1**	**0**
23/03550/FUL	Carters Auctioneers, 11 Church Street, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8BS	01/11/2023	1	0	1						**1**	**0**
23/04829/FUL	Proposed Residential Barn Conversion At Coreley Mill Farm, Coreley, Shropshire	17/01/2024	1	0	1						**1**	**0**
23/05119/PIP	Cleobury Garage, 15B High Street, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8DG	26/01/2024	3	0	3						**3**	**0**
23/05285/OUT	Proposed Residential Development Land North Of Boulangerie, New Road, Oreton, Cleobury Mortimer, Shropshire	30/01/2024	1	0	1						**1**	**0**
11/03349/FUL	Upper House Farm, Abdon, Craven Arms	14/12/2011	3	0	3						**3**	**0**
12/03881/FUL	Land At Hillend Farm, Westhope, Craven Arms, Shropshire	23/01/2014	1	0	1						**1**	**0**
15/03350/FUL	Wormsley Barn, Hopton Cangeford, Shropshire	21/12/2015	1	0	1						**1**	**0**
16/00804/FUL	Keepers Cottage, 154 Stokesay, Craven Arms, Shropshire, SY7 9AN	15/08/2017	1	0	1						**1**	**0**
16/01169/REM	Temperance Hall Hotel, 19 Shrewsbury Road, Craven Arms, Shropshire, SY7 9PY	13/12/2016	27	10	17						**17**	**0**
16/01481/FUL	Proposed Affordable Dwelling NE Of Meadow Cottage, Cwm Head, Church Stretton, Shropshire	20/03/2017	1	0	1						**1**	**0**
16/03628/FUL	Former Poultry Unit Site Corfton, Shropshire, SY7 9LD	04/07/2017	7	0	7						**7**	**0**
17/03158/FUL	Proposed Affordable Dwelling East Of Red House, Upper Hayton, Shropshire	25/06/2018	1	0	1						**1**	**0**
18/00312/FUL	Proposed Agricultural Workers Dwelling North West Of Abdon, Craven Arms, Shropshire	14/02/2020	1	0	1						**1**	**0**
18/02847/FUL	The Grove, Holdgate, Much Wenlock, Shropshire, TF13 6LN	14/08/2018	1	0	1						**1**	**0**
19/00218/FUL	Proposed Dwelling To The South Of Hopesay, Shropshire	08/05/2019	1	0	1						**1**	**0**
19/03896/FUL	Old Malt House, Delbury Hall, Diddlebury, Shropshire, SY7 9DH	26/11/2019	1	0	1						**1**	**0**
20/01195/FUL	Barn Known As Clee View Barn, Munslow, Shropshire	28/10/2020	1	0	1						**1**	**0**
20/01454/FUL	Proposed Exception Site Dwelling North Of Cold Weston, Shropshire	27/09/2021	1	0	1						**1**	**0**
20/03100/FUL	Proposed Residential Development Land To The West Of Bache Mill, Diddlebury, Shropshire	01/12/2021	4	2	2						**2**	**0**
20/03308/FUL	Proposed Dwelling West Of Blacksmiths Cottage, Broome, Shropshire	13/04/2021	1	0	1						**1**	**0**
20/04268/FUL	Little Onny, Horderley, Craven Arms, Shropshire, SY7 8HT	16/08/2022	0	0	0						**0**	**0**
21/00179/FUL	Stokesay Castle Hotel, School Road, Craven Arms, SY7 9PE	08/03/2021	4	0	4						**4**	**0**
21/01422/REM	Proposed Dwelling North Of 1 Camp View, Craven Arms, Shropshire	24/05/2021	1	0	1						**1**	**0**
21/02546/FUL	Proposed Barn Conversion South Of Upper Barn, Seifton, Craven Arms, Shropshire	27/07/2021	1	0	1						**1**	**0**

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
21/02782/FUL	Proposed Affordable Dwelling South Of B4364, Cleedownton, Shropshire	10/06/2022	1	0	1						**1**	**0**
21/04391/FUL	Church House, Clee St Margaret, Craven Arms, Shropshire, SY7 9DT	15/02/2022	2	0	2						**2**	**0**
21/05031/FUL	6 Corvedale Road, Craven Arms, SY7 9NE	08/12/2021	1	0	1						**1**	**0**
21/05805/FUL	Proposed Affordable Dwelling West Of Cold Weston, Clee St Margaret, Shropshire	16/12/2022	1	0	1						**1**	**0**
21/05912/FUL	The Old School, Culmington, Ludlow, Shropshire, SY8 2DF	07/03/2022	1	0	1						**1**	**0**
22/00397/FUL	Maryville, Aston On Clun, Craven Arms, Shropshire, SY7 8ER	21/03/2022	0	0	0						**0**	**0**
22/00778/OUT	Proposed Agricultural Workers Dwelling South Of Corfton Farm, Corfton, Shropshire	21/07/2023	1	0	1						**1**	**0**
22/03672/FUL	Proposed Barn Conversion North Of Glenburrell Farm, Horderley, Shropshire	24/01/2023	1	0	1						**1**	**0**
22/04176/FUL	Cut And Curl, Hair Salon, Dale Street, Craven Arms, Shropshire, SY7 9PB	29/11/2022	1	0	1						**1**	**0**
22/04316/OUT	Proposed Dwelling Adjacent Church Farm, Stoke St Milborough, Shropshire	24/01/2023	1	0	1						**1**	**0**
22/05658/FUL	Land To The Rear Of Former Bank Premises, Corvedale Road, Craven Arms, Shropshire	27/02/2023	2	0	2						**2**	**0**
23/00660/FUL	Proposed Affordable Dwelling South West Of Clee St Margaret, Shropshire	27/09/2023	1	0	1						**1**	**0**
23/02073/FUL	Proposed Residential Development NE Of Railway Terrace, Broome, Aston On Clun, Shropshire	28/07/2023	1	0	1						**1**	**0**
23/02497/FUL	Aston Bank House, Bache Mill, Diddlebury, Shropshire, SY7 9JX	22/08/2023	2	0	2						**2**	**0**
23/02587/FUL	Proposed Affordable Dwelling Adj Broome Industrial Estate, Broome, Aston On Clun, Shropshire	12/09/2023	1	0	1						**1**	**0**
23/03161/FUL	Proposed Conversion Of Agricultural Buildings East Of A49, Felhampton, Shropshire	01/11/2023	1	0	1						**1**	**0**
23/04630/FUL	Craven Arms Hotel, Shrewsbury Road, Craven Arms, Shropshire, SY7 9QJ	07/03/2024	8	0	8						**8**	**0**
23/04654/FUL	The Chains, Munslow, Craven Arms, Shropshire, SY7 9ET	18/12/2023	1	0	1						**1**	**0**
23/05452/FUL	Streamside, Long Meadowend, Craven Arms, Shropshire, SY7 8ED	19/03/2024	0	0	0						**0**	**0**
SS/1/06/19024/RM	Land Adj To Bockleton Court, Stoke St Milborough, Ludlow	31/01/2007	1	0	1						**1**	**0**
SS/1/8310/P/	Barns At Whettleton, Craven Arms	01/11/1997	1	0	1						**1**	**0**
SS/1/99/10087/F	Adj The Terrace, Stoke St Milborough, Nr Ludlow	01/01/2000	3	1	2						**2**	**0**
09/00428/FUL	Outbuildings At Onston Farm, Tetchill, Ellesmere	16/11/2009	7	0	7						**7**	**0**
14/02047/FUL	The Hatch, Lyneal, Ellesmere, SY12 0QF	02/07/2014	0	0	0						**0**	**0**
14/05016/FUL	New Dwelling At Mayfield Farm, Elson, Ellesmere, Shropshire	05/06/2015	1	0	1						**1**	**0**
15/01345/FUL	Proposed Affordable Dwelling North Of Brook Cottage, Elson, Ellesmere, Shropshire	09/11/2015	1	0	1						**1**	**0**
15/05415/REM	Proposed Development Land South Of The Hawthorns, Ellesmere, Shropshire	19/10/2017	112	103	9	9					**9**	**0**
16/01689/FUL	Buildings At Plas Thomas Farm, Dudleston, Ellesmere, Shropshire	28/06/2018	3	0	3						**3**	**0**

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17/02540/FUL	Proposed Local Needs Dwelling East Of Brookfields, Lyneal, Ellesmere, Shropshire	03/07/2018	1	0	1						**1**	**0**
17/03500/REM	Proposed Development Land South Of B5063, Welshampton, Shropshire	06/11/2019	7	6	1						**1**	**0**
18/00697/FUL	5 Chapel Lane, Bagley, Shropshire, SY12 9BS	17/05/2018	0	0	0						**0**	**0**
18/01027/OUT	Old Station Yard, Brownlow Road, Ellesmere, Shropshire	28/09/2021	7	0	7		7				**7**	**0**
18/03491/FUL	Burlton Manor, Burlton, Shrewsbury, Shropshire, SY4 5TD	18/06/2019	1	0	1						**1**	**0**
18/05895/FUL	Land South East Derwen Farm, St Martins, Shropshire	06/10/2020	1	0	1						**1**	**0**
19/01304/FUL	Proposed Barn Conversion At Oteley, Mereside, Ellesmere, Shropshire	23/11/2020	1	0	1						**1**	**0**
19/02381/FUL	Proposed Affordable Dwellings SE Of Sodyllt Farm House, Sodyllt Bank, Ellesmere, Shropshire	13/02/2020	2	0	2						**2**	**0**
20/02270/OUT	Land Adjacent To Glen Havon, Dudleston Heath, Shropshire	22/03/2022	29	0	29						**29**	**0**
20/04023/FUL	Proposed Dwelling To The West Of 14 Ellesmere Road, Tetchill, Shropshire	12/02/2021	1	0	1						**1**	**0**
20/04388/FUL	Bank House, Copes Lane, Welshampton, SY12 0PY	29/01/2021	4	0	4						**4**	**0**
20/04674/FUL	Blackhurst Ford, Northwood, Wem, Shropshire, SY4 5NN	08/09/2021	1	0	1						**1**	**0**
20/05084/FUL	Church Farm, Hordley, Ellesmere, Shropshire, SY12 9BB	07/03/2022	1	0	1						**1**	**0**
21/00125/FUL	Proposed Residential Barn Conversion At Old Hall, Old Marton, Ellesmere, Shropshire	29/04/2021	1	0	1						**1**	**0**
21/02358/FUL	Holiday Flats At Wood Farm, Burlton, Shropshire, SY4 5SU	13/12/2021	1	0	1						**1**	**0**
21/03514/FUL	Proposed Barn Conversion NE Of Lee Hall Barn, Lee, Ellesmere, Shropshire	12/10/2021	1	0	1						**1**	**0**
21/03602/FUL	Proposed Residential Development Land To The South Of Oswestry Road, Ellesmere, Shropshire	24/08/2022	107	25	82	25	25	25	7		**82**	**0**
21/03903/FUL	Proposed Residential Development Land North Of Tetchill Farm, Farm Lane, Tetchill, Shropshire	07/06/2022	2	0	2						**2**	**0**
21/05422/FUL	2 Willow Street, Ellesmere, SY12 0AQ	18/02/2022	1	0	1						**1**	**0**
22/00165/REM	Acorn Cottage, Lower Perthy, Ellesmere, Shropshire, SY12 9HX	31/03/2022	2	0	2						**2**	**0**
22/00824/FUL	Proposed Barn Conversion At, The Cross, Ellesmere, Shropshire	23/05/2022	1	0	1						**1**	**0**
22/01224/FUL	32 Scotland Street, Ellesmere, SY12 0EG	31/05/2022	2	0	2						**2**	**0**
22/01295/CPL	Hilltop Farm, Hampton Wood, Ellesmere, Shropshire, SY12 0NN	06/09/2022	1	0	1						**1**	**0**
22/01333/COU	Holiday Let Accommodation At, Parkley, The Trench, Ellesmere, Shropshire, SY12 9DT	17/05/2022	2	1	1						**1**	**0**
22/02280/REM	Old Station Yard, Brownlow Road, Ellesmere, Shropshire	20/10/2023	57	0	57		25	25	7		**57**	**0**
22/05178/FUL	Victoria Garage, Scotland Street, Ellesmere, Shropshire, SY12 0DG	14/03/2023	8	0	8						**8**	**0**
23/00351/FUL	Kenwick Grange, Kenwick Park, Ellesmere, Shropshire	19/04/2023	1	0	1						**1**	**0**
23/00593/FUL	The Bungalow, 14B Brownlow Road, Ellesmere, Shropshire, SY12 0BA	13/04/2023	0	0	0						**0**	**0**
23/00787/FUL	Proposed Barn Conversion At The Cross, Ellesmere, Shropshire	03/05/2023	1	0	1						**1**	**0**
23/01395/FUL	Tan House, Eastwick Lane, Dudleston Heath, Ellesmere, Shropshire, SY12 9DY	15/06/2023	1	0	1						**1**	**0**

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23/01980/FUL	Proposed Barn Conversion To The North Of Sandy Lane, Ellesmere, Shropshire	07/09/2023	1	0	1						**1**	**0**
23/02255/FUL	Kenwick Wood Farm, Cockshutt, Ellesmere, Shropshire, SY12 9AQ	25/10/2023	2	0	2						**2**	**0**
23/02764/FUL	Proposed Residential Dwelling To The NW Of New Marton, St Martins, Shropshire	31/08/2023	1	0	1						**1**	**0**
23/03103/OUT	Proposed Dwelling Adjacent 3 Crosemere Crescent, Cockshutt, Shropshire	12/10/2023	1	0	1						**1**	**0**
23/03290/FUL	Proposed Residential Barn Conversion East Of The Hollies, English Frankton, Ellesmere, Shropshire	09/11/2023	2	0	2						**2**	**0**
23/03995/FUL	The Bungalow, Lyneal Lane, Welshampton, Ellesmere, Shropshire, SY12 0PQ	07/11/2023	0	0	0						**0**	**0**
NS/08/00044/DET	Cheyne Walk, Lyneal Lane, Lyneal, Ellesmere	07/02/2008	1	0	1						**1**	**0**
NS/08/02002/FUL	Rock Farm, St Martins, Oswestry	12/02/2009	4	2	2						**2**	**0**
14/02727/FUL	Kings Arms Inn, Chelmarsh, Bridgnorth, Shropshire, WV16 6BQ	16/05/2016	4	0	4						**4**	**0**
14/03798/FUL	The Cedars, Bridgnorth Road, Highley, Bridgnorth, Shropshire, WV16 6EP	23/05/2016	1	0	1						**1**	**0**
17/02273/FUL	Proposed Dwelling North Of Kinlet View, Bridgnorth Road, Highley, Shropshire	01/02/2018	1	0	1						**1**	**0**
20/02493/FUL	Land East Of Bache Arms, Off Coronation Street, Highley, Shropshire	28/10/2020	4	0	4						**4**	**0**
21/03769/FUL	Proposed Affordable Dwelling To The North Of 2, Ingram Lane, Chelmarsh, Bridgnorth, Shropshire	25/10/2022	1	0	1						**1**	**0**
22/02043/OUT	Proposed Residential Development Land To The East Of Blything Court, Highley, Shropshire	04/08/2022	2	0	2						**2**	**0**
22/02166/FUL	Ladymoor, Severnside, Highley, Bridgnorth, Shropshire, WV16 6NU	05/07/2022	1	0	1						**1**	**0**
22/05481/FUL	Proposed Exception Site Dwelling To The North Of Hazelwells Road, Highley, Shropshire	24/07/2023	1	0	1						**1**	**0**
22/05552/FUL	Proposed Dwelling North Of 1, Blything Court, Highley, Shropshire	13/02/2023	1	0	1						**1**	**0**
23/00065/OUT	Land Rear Of Beech Croft, Vicarage Lane, Highley, Shropshire	05/06/2023	3	0	3						**3**	**0**
23/02086/FUL	Proposed Residential Dwelling Adj. 11 Rhea Hall Estate, Highley, Bridgnorth, Shropshire, WV16 6LH	14/07/2023	1	0	1						**1**	**0**
23/02215/FUL	Proposed Residential Development Land South West Of Church Street, Highley, Shropshire	25/07/2023	1	0	1						**1**	**0**
24/00315/FUL	Highley Medical Centre, Bridgnorth Road, Highley, Bridgnorth, Shropshire, WV16 6HG	07/03/2024	1	0	1						**1**	**0**
10/04956/FUL	Unit 11 23-24 Corve Street, Ludlow	31/01/2011	1	0	1						**1**	**0**
13/01665/FUL	Land South Of Spring Cottage, Steventon Road, Ludlow, Shropshire	31/03/2014	1	0	1						**1**	**0**
13/02795/FUL	Lower Barns House, Lower Barns Road, Ludlow, Shropshire, SY8 4DS	02/10/2013	0	0	0						**0**	**0**
13/03933/FUL	Chapel Works Old Street, Ludlow, Shropshire, SY8 1NR	29/10/2014	8	0	8						**8**	**0**
13/04981/FUL	Land Adj. New House Farm, Huntingdon Lane, Ashford Carbonell, Ludlow, Shropshire, SY8 4DG	15/10/2014	1	0	1						**1**	**0**

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14/01245/FUL	Car Park At Penny Black Inn, Knowbury, Ludlow, Shropshire, SY8 3LL	03/06/2016	1	0	1						**1**	**0**
14/04121/FUL	Woodcroft Farm, Richards Castle, Ludlow, Shropshire, SY8 4EB	11/12/2014	1	0	1						**1**	**0**
15/00949/FUL	Ludford House, Overton Road, Ludford, Ludlow, SY8 1PJ	09/05/2016	7	1	6						**6**	**0**
15/02552/FUL	4 King Street, Ludlow, Shropshire, SY8 1AQ	02/11/2015	6	0	6						**6**	**0**
17/03015/FUL	Proposed Dwellings Rear Of 18 Bull Ring, Ludlow, Shropshire	17/10/2017	2	0	2						**2**	**0**
17/05189/FUL	Proposed Residential Development Land South Of Rocks Green, Ludlow, Shropshire	23/01/2019	133	72	61	36	25				**61**	**0**
18/01182/FUL	Proposed Residential Development, Adjacent To Whitefriars, Ludlow, Shropshire, SY8 1RA	18/05/2018	3	1	2						**2**	**0**
18/02384/FUL	Proposed Affordable Dwelling North Of Jays Farm, Hope Bagot, Shropshire	31/01/2022	1	0	1						**1**	**0**
18/02413/REM	Proposed Residential Development Land At Foldgate Lane, Ludlow, Shropshire	17/09/2019	137	26	111	40	40	31			**111**	**0**
18/05461/REM	Proposed Residential Development South Of A49, Ludlow, Shropshire	05/12/2023	213	0	213		15	36	54	54	**159**	**54**
19/01741/FUL	Proposed Dwelling West Of Penny Black Inn, Knowbury, Shropshire	14/10/2020	1	0	1						**1**	**0**
19/01940/FUL	Proposed Residential Development Land North Of Foldgate Farm, Foldgate Lane, Ludlow, Shropshire	24/03/2020	5	0	5						**5**	**0**
19/02958/TDC	Proposed Residential Development Land To The North Of Richards Castle, Shropshire	22/01/2021	9	0	9						**9**	**0**
19/03470/REM	5 Castle Close, Burford, Tenbury Wells, Shropshire, WR15 8AY	01/10/2019	1	0	1						**1**	**0**
19/05321/FUL	Proposed Affordable Dwelling South Of 3 Titrail, Clee Hill, Shropshire	23/09/2020	1	0	1						**1**	**0**
19/05368/FUL	Castle Lodge, Castle Square, Ludlow, SY8 1AY	24/04/2020	-1	0	-1						**-1**	**0**
19/05380/FUL	Supermarket, Upper Galdeford, Ludlow, SY8 1QF	14/10/2022	19	0	19						**19**	**0**
19/05519/FUL	Proposed Residential Development Land Adjacent Linney House, Linney, Ludlow, Shropshire	23/02/2021	4	0	4						**4**	**0**
20/00281/FUL	Proposed Barn Conversions At Pervin, Caynham, Shropshire	27/11/2020	5	0	5						**5**	**0**
20/00860/FUL	Bellerose Lodge, Angel Bank, Bitterley, Ludlow, Shropshire, SY8 3HY	24/04/2020	1	0	1						**1**	**0**
20/03305/FUL	Proposed Conversion Of Outbuildings To The East Of Raven Lane, Ludlow, Shropshire	04/12/2020	2	0	2						**2**	**0**
20/03571/FUL	Burford Mill, Burford, Tenbury Wells, Shropshire, WR15 8HH	27/11/2020	5	2	3						**3**	**0**
20/04514/FUL	22 Broad Street, Ludlow, SY8 1NG	06/01/2021	-2	0	-2						**-2**	**0**
20/05288/FUL	Proposed Conversion Of Former Meeting Room, 21 Brand Lane, Ludlow, Shropshire, SY8 1NN	18/03/2021	1	0	1						**1**	**0**
21/01918/FUL	Proposed Dwelling To The East Of Castle View Terrace, Ludlow, Shropshire	06/07/2021	1	0	1						**1**	**0**
21/02610/FUL	Proposed Affordable Dwelling, Land On The North West Side Of, Clee Hill Road, Burford, Shropshire	22/06/2022	1	0	1						**1**	**0**
21/03835/FUL	Proposed Dwelling West Of 2 Riddings Meadow, Ludlow, Shropshire	01/10/2021	1	0	1						**1**	**0**

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21/04581/FUL	Beech House, 41 New Road, Ludlow, SY8 2NY	25/01/2022	3	0	3						**3**	**0**
21/05185/FUL	Proposed Dwelling North West Of 20 Lower Galdeford, Ludlow, Shropshire	25/01/2022	1	0	1						**1**	**0**
21/05961/FUL	Proposed Residential Development Land At Foldgate Lane, Ludlow, Shropshire	05/12/2023	42	0	42			13	29		**42**	**0**
22/00471/FUL	Redroofs , 30A Temeside, Ludlow, Shropshire, SY8 1PB	11/07/2022	0	0	0						**0**	**0**
22/01152/OUT	Proposed Dwelling To The East Of, St Stephens Close, Ludlow, Shropshire	20/06/2022	1	0	1						**1**	**0**
22/01439/FUL	32 High Street, Clee Hill, Ludlow, Shropshire, SY8 3LZ	30/06/2022	1	0	1						**1**	**0**
22/01684/REM	Proposed Residential Development Land South Of Rocks Green, Ludlow, Shropshire	22/09/2022	67	0	67	2	36	29			**67**	**0**
22/01760/OUT	Land North West Of Crosemere, Cockshutt, Shropshire	20/10/2023	1	0	1						**1**	**0**
22/01790/FUL	Golden Moments, 50 Broad Street, Ludlow, Shropshire, SY8 1NH	29/07/2022	1	0	1						**1**	**0**
22/03472/FUL	Pendeford, Lower Barns Road, Ludford, Ludlow, Shropshire, SY8 4DS	10/03/2023	0	0	0						**0**	**0**
22/04241/OUT	Proposed Dwelling South Of Swanlea, Tenbury Road, Clee Hill, Shropshire	28/10/2022	1	0	1						**1**	**0**
22/04908/FUL	Hope Court Bungalow, Hope Bagot, Ludlow, Shropshire, SY8 3AE	28/03/2023	1	0	1						**1**	**0**
22/05652/FUL	21 New Road, Ludlow, Shropshire, SY8 2NY	23/02/2023	1	0	1						**1**	**0**
23/00102/OUT	Proposed Dwelling Opposite 120 Stanton Road, Ludlow, Shropshire	06/03/2023	1	0	1						**1**	**0**
23/01352/FUL	4 Quality Square, Ludlow, Shropshire, SY8 1AR	26/05/2023	1	0	1						**1**	**0**
23/02275/FUL	Proposed Affordable Dwelling To The West Of Tenbury Road, Clee Hill, Shropshire	02/02/2024	1	0	1						**1**	**0**
23/02523/FUL	Proposed Barn Conversion NE Of Stoke Court, Greete, Shropshire	15/08/2023	1	0	1						**1**	**0**
23/02718/FUL	46 Bull Ring, Ludlow, Shropshire, SY8 1AB	30/08/2023	2	0	2						**2**	**0**
23/03024/FUL	Proposed Residential Barn Conversion At Batchcott, Richards Castle, Shropshire	23/08/2023	1	0	1						**1**	**0**
23/04099/FUL	3 Lower Galdeford, Ludlow, Shropshire, SY8 1RN	10/11/2023	1	0	1						**1**	**0**
23/04213/OUT	Willowdene, Ludlow Road, Clee Hill, Ludlow, Shropshire, SY8 3PE	22/11/2023	1	0	1						**1**	**0**
23/04747/FUL	1 - 2 King Street, Ludlow, Shropshire, SY8 1AQ	15/12/2023	3	0	3						**3**	**0**
23/04938/OUT	Proposed Dwelling North Of 18, Stanton Road, Ludlow, Shropshire	04/01/2024	1	0	1						**1**	**0**
23/04992/FUL	Caynham Methodist Church, Caynham, Shropshire, SY8 3BW	01/03/2024	1	0	1						**1**	**0**
23/05491/FUL	4 Sandpits Road, Ludlow, Shropshire, SY8 1HF	20/03/2024	1	0	1						**1**	**0**
23/05507/FUL	Rickards & Son Limited, 6 - 7 Bull Ring, Ludlow, Shropshire, SY8 1AE	22/03/2024	2	0	2						**2**	**0**
SS/1/08/21335/F	23-24 Corve Street, Ludlow	26/10/2009	13	0	13						**13**	**0**
09/00942/REM	40 Quarry Bank Road, Market Drayton	04/08/2009	1	0	1						**1**	**0**
09/01693/FUL	The Old School, London Road, Woore, Crewe	21/09/2009	3	2	1						**1**	**0**
09/01858/FUL	Stoke Grange, Shrewsbury Road, Market Drayton	13/10/2009	2	0	2						**2**	**0**
10/01122/FUL	Stoke Grange, Shrewsbury Road, Tern Hill, Market Drayton	17/08/2010	7	2	5						**5**	**0**
10/04755/FUL	The Stables, Chipnall, Cheswardine, Market Drayton	26/09/2012	4	0	4						**4**	**0**

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11/00819/FUL	The Round House, Tag Lane, Chipnal, Market Drayton	19/04/2011	1	0	1						**1**	**0**
12/00800/FUL	Lostford Manor, Lostford Lane, Lostford, Market Drayton	14/12/2012	1	0	1						**1**	**0**
12/01014/REM	Cheswardine, Farm High Street, Cheswardine, Market Drayton	05/02/2013	18	0	18						**18**	**0**
12/02563/FUL	Woore Hall Farm, Audlem Road, Woore, Crewe	08/04/2013	1	0	1						**1**	**0**
12/02821/FUL	The Clock Tower, The Stables Chipnall Cheswardine Market Drayton Tf9 2Rj	26/09/2012	1	0	1						**1**	**0**
12/02874/FUL	Colehurst Manor, Colehurst, Market Drayton, TF9 2JB	13/12/2013	1	0	1						**1**	**0**
12/03852/FUL	Elms Farm, Ollerton, Market Drayton, TF9 2BU	15/01/2014	1	0	1						**1**	**0**
14/00790/OUT	Land Off Bearstone Road, Norton In Hales, Market Drayton, Shropshire	05/06/2015	14	13	1						**1**	**0**
14/04258/VAR	Hillcrest, Salisbury Road, Market Drayton	30/09/2013	1	0	1						**1**	**0**
16/01228/FUL	Land Adj The Smithy, Moss Lane, Chipnall, Cheswardine, Shropshire	30/11/2016	1	0	1						**1**	**0**
16/03482/REM	Land Adj Moreton Lodge, Moreton Say, Market Drayton, Shropshire, TF9 3RS	25/10/2016	7	0	7						**7**	**0**
16/03483/REM	Land South Of Church Farm, Moreton Say, Market Drayton, Shropshire	27/10/2016	9	0	9						**9**	**0**
16/04612/FUL	Store South Of Hodnet Medical Centre, Abbots Way, Hodnet, Shropshire	27/01/2017	1	0	1						**1**	**0**
17/01558/FUL	Land East Of Smithfield Road, Market Drayton, Shropshire	24/07/2017	2	0	2						**2**	**0**
17/05005/FUL	The Mews, Phoenix Bank, Market Drayton, Shropshire, TF9 1JT	06/02/2018	3	0	3						**3**	**0**
18/04326/FUL	Land To The South Of Tawny, Websters Lane, Hodnet, Shropshire	28/06/2019	1	0	1						**1**	**0**
18/05489/FUL	Proposed Barn Conversions To The North Of Woodlane Farm, Wood Lane, Hinstock, Shropshire	06/06/2019	3	0	3						**3**	**0**
18/05865/FUL	Land Adjacent To Unit, 1 Station Yard, Pipe Gate, Market Drayton, Shropshire	08/03/2019	-1	0	-1						**-1**	**0**
19/00471/REM	Land At 18 Dutton Close, Stoke Heath, Market Drayton, Shropshire, TF9 2JN	22/08/2016	25	0	25						**25**	**0**
19/02154/FUL	Proposed Development 11 Bartons Road, Market Drayton, TF9 1DD	29/07/2019	2	0	2						**2**	**0**
19/02385/FUL	Stoke Heath Camp, Warrant Road, Stoke Heath, Shropshire	05/04/2022	38	0	38						**38**	**0**
19/02855/REM	Proposed Residential Development Land East Of Villa Farm, Wistanswick, Market Drayton, Shropshire	17/10/2019	1	0	1						**1**	**0**
19/03980/FUL	40 Stafford Street, Market Drayton, TF9 1JB	18/12/2019	2	0	2						**2**	**0**
19/04014/FUL	The Toll House, Ellerton, Newport, Shropshire, TF10 8AW	17/08/2020	1	0	1						**1**	**0**
19/04215/FUL	Proposed Residential Development Land To The South Of Audlem Road, Woore, Shropshire	05/03/2021	1	0	1						**1**	**0**
20/00620/FUL	Wollerton Grange Farm, Wood Lane, Wollerton, Market Drayton, Shropshire, TF9 3NY	14/04/2020	1	0	1						**1**	**0**
20/00706/FUL	Land Adj Briarcroft, Crickmerry, Market Drayton, Shropshire, TF9 2BG	22/09/2021	1	0	1						**1**	**0**
20/01032/FUL	Proposed Dwelling To The North Of Wollerton Old Hall, Wollerton, Shropshire	27/05/2020	1	0	1						**1**	**0**
20/01097/FUL	Land Adjacent 39 Alexandra Road, Market Drayton, Shropshire, TF9 3HU	20/05/2020	1	0	1						**1**	**0**

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
20/01682/FUL	Stafford Street And Cross Street Development, Market Drayton, TF9 1HY	04/03/2021	6	0	6						**6**	**0**
20/02287/REM	2 Dutton Close, Stoke Heath, Market Drayton, TF9 2JN	02/09/2020	1	0	1						**1**	**0**
20/02786/FUL	18 Queen Street, Market Drayton, Shropshire, TF9 1PX	26/08/2020	1	0	1						**1**	**0**
20/04290/FUL	Workshop, Podmore Road, Cheswardine, Shropshire	15/06/2021	1	0	1						**1**	**0**
20/05367/REM	Little Acorns, Adderley Road, Spoonley, Market Drayton, Shropshire, TF9 3SR	08/02/2022	1	0	1						**1**	**0**
21/00738/FUL	Proposed Dwelling At 28 Grove Crescent, Woore, CW3 9SX	23/04/2021	1	0	1						**1**	**0**
21/01142/REM	Land Off Greenfields Lane, Market Drayton, Shropshire	02/09/2021	209	25	184	50	50	50	34		**184**	**0**
21/02131/FUL	Costcutter And Takeaways, Dalelands, West Market Drayton, Shropshire, TF9 1DQ	24/06/2021	3	0	3						**3**	**0**
21/02235/REM	Proposed Residential Development Land East Of 6 Longslow, Market Drayton, Shropshire	26/07/2021	4	0	4						**4**	**0**
21/02241/FUL	Station Yard, Pipe Gate, Market Drayton, Shropshire	08/11/2021	4	0	4						**4**	**0**
21/02294/FUL	Proposed Dwelling To The South Of Greenfields, Greenfields Lane, Market Drayton, Shropshire	15/07/2021	1	0	1						**1**	**0**
21/02985/REM	Proposed Residential Development Land To The South Of Audlem Road, Woore, Shropshire	10/12/2021	4	0	4						**4**	**0**
21/03100/FUL	Former Garages, Land Off Butts Road, Market Drayton, Shropshire	17/08/2021	4	0	4						**4**	**0**
21/03151/FUL	Flat 18 High Street, Market Drayton, Shropshire, TF9 1QB	01/09/2021	2	0	2						**2**	**0**
21/03423/FUL	Masefield, Goldstone, Cheswardine, Market Drayton, Shropshire, TF9 2NA	14/10/2021	1	0	1						**1**	**0**
21/03525/FUL	Sunnyside, Rosehill Road, Stoke Heath, TF9 2JY	08/09/2021	0	0	0						**0**	**0**
21/04316/FUL	Upper Farm, Ridgwardine, Market Drayton, Shropshire, TF9 3TR	08/02/2022	2	0	2						**2**	**0**
21/04727/FUL	Lower Morrey, Shavington Park, Adderley, Market Drayton, Shropshire, SY13 4BH	19/11/2021	0	0	0						**0**	**0**
21/04913/FUL	Proposed Residential Development Land To The South Of Audlem Road, Woore, CW3 9RJ	10/12/2021	1	0	1						**1**	**0**
21/05292/FUL	Proposed Dwelling East Of Meadowside, Greenfields Lane, Market Drayton, Shropshire	20/12/2021	1	0	1						**1**	**0**
22/00152/OUT	Hinsley View, Newcastle Road, Market Drayton, TF9 1HW	06/05/2022	1	0	1						**1**	**0**
22/00396/REM	La Roma, The Nook, Childs Ercall, Market Drayton, Shropshire, TF9 2DJ	22/03/2022	0	0	0						**0**	**0**
22/00741/FUL	Land Off Abbots Way, Hodnet, Shropshire, TF9 3NQ	11/01/2023	51	2	49	25	24				**49**	**0**
22/00961/FUL	Proposed Residential Barn Conversions At Cotton Farm, Hodnet, Shropshire	25/07/2022	7	0	7						**7**	**0**
22/01203/FUL	The Bungalow, Hatton Road, Hinstock, Market Drayton, Shropshire, TF9 2TS	26/04/2022	0	0	0						**0**	**0**
22/01208/FUL	15 And 15A Queen Street, Market Drayton, Shropshire	13/06/2022	6	0	6						**6**	**0**
22/01239/FUL	15 Moreton Wood, Market Drayton, Shropshire, TF9 3RX	17/05/2022	0	0	0						**0**	**0**
22/01261/REM	Land Adj Sunnyside, Rosehill Road, Stoke Heath, Market Drayton, Shropshire, TF9 2JY	10/05/2022	1	0	1						**1**	**0**
22/01789/OUT	Station Yard, Pipe Gate, Market Drayton, Shropshire	26/06/2023	10	0	10						**10**	**0**
22/02127/FUL	Redthorn, Newcastle Road, Woore, Shropshire, CW3 9SN	09/09/2022	0	0	0						**0**	**0**
22/03559/FUL	Land West London Road, Irelands Cross, Woore, Shropshire	30/06/2023	10	0	10						**10**	**0**

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22/03863/FUL	The Lightwoods Farm 1, Goldstone, Cheswardine, Shropshire	12/12/2022	1	0	1						**1**	**0**
22/04054/FUL	Sunnyview, The Nook, Childs Ercall, Market Drayton, Shropshire, TF9 2DJ	11/10/2022	0	0	0						**0**	**0**
22/04896/FUL	1 Bearstone View, Norton In Hales, Market Drayton, Shropshire, TF9 4FE	06/12/2022	1	0	1						**1**	**0**
22/04917/REM	Land South East Of Longford Grange, Longford, Market Drayton, Shropshire	17/01/2023	2	0	2						**2**	**0**
22/04977/OUT	Land Adj The Sidings, Green Bank, Adderley, Shropshire	13/12/2022	2	0	2						**2**	**0**
22/05126/REM	Land South West Of Lipley Farm, Moss Lane, Chipnall, Cheswardine, Shropshire	24/01/2023	1	0	1						**1**	**0**
22/05193/FUL	Clay Pipe Farm, Hatton Road, Wistanswick, Market Drayton, Shropshire, TF9 2TT	16/02/2023	1	0	1						**1**	**0**
22/05267/FUL	The Lord Hill, Shrewsbury Road, Market Drayton, Shropshire, TF9 3DU	09/02/2023	2	0	2						**2**	**0**
22/05349/FUL	Proposed Residential Development Land To The North Of Orwell Road, Market Drayton, Shropshire	05/06/2023	64	12	52	25	25	2			**52**	**0**
22/05402/FUL	Glencott, Longslow, Market Drayton, Shropshire, TF9 3QY	24/01/2023	1	0	1						**1**	**0**
22/05598/FUL	Land To The Rear Of The Kings Arms, Market Drayton, Shropshire	14/04/2023	2	0	2						**2**	**0**
23/00095/COU	3 Chester Road, Hinstock, Market Drayton, Shropshire, TF9 2SY	03/03/2023	-1	0	-1						**-1**	**0**
23/00410/FUL	10 Stafford Street, Market Drayton, Shropshire, TF9 1HY	24/03/2023	1	0	1						**1**	**0**
23/00854/OUT	10 Longslow, Market Drayton, Shropshire, TF9 3QY	06/04/2023	1	0	1						**1**	**0**
23/01331/FUL	Land South Of 54 Red Bank Road, Market Drayton, Shropshire	13/06/2023	2	0	2						**2**	**0**
23/01366/FUL	Brook Farm, Sutton Road, Tern Hill, Market Drayton, Shropshire, TF9 2JH	02/06/2023	0	0	0						**0**	**0**
23/01638/FUL	Pine View, Lockleywood, Hinstock, Market Drayton, Shropshire, TF9 2LU	09/06/2023	0	0	0						**0**	**0**
23/02373/FUL	Land South Audlem Road, Woore, Shropshire	22/02/2024	1	0	1						**1**	**0**
23/03189/FUL	Land South East Bowling Green Farm, The Avenue, Peplow, Market Drayton, Shropshire	18/09/2023	1	0	1						**1**	**0**
23/03211/FUL	Woodfield, Audlem Road, Woore, Crewe, Shropshire, CW3 9RL	15/09/2023	0	0	0						**0**	**0**
23/03515/OUT	Land North West Of The Old Smithy, Longslow, Market Drayton, Shropshire, TF9 3QY	13/11/2023	1	0	1						**1**	**0**
23/03728/FUL	Land South 3 Bartons Lane, Market Drayton, Shropshire	02/11/2023	2	0	2						**2**	**0**
23/03882/FUL	Peplow Hall, Peplow, Market Drayton, Shropshire, TF9 3JP	21/12/2023	-2	0	-2						**-2**	**0**
23/04420/OUT	Site Of Universal House, Milton Drive, Market Drayton, Shropshire	22/03/2024	38	0	38						**38**	**0**
23/05277/FUL	Proposed Dwelling South Of Red Bank House, Red Bank Road, Market Drayton, Shropshire	30/01/2024	1	0	1						**1**	**0**
24/00450/REM	Proposed Dwelling To The Rear Of 11 Cemetery Road, Market Drayton, Shropshire, TF9 3BD	13/03/2024	1	0	1						**1**	**0**
NS/03/00206/FUL	Land At Tern Fisheries, Newcastle Road, Market Drayton	10/04/2003	1	0	1						**1**	**0**
NS/04/00276/FUL	Church Farm, Adderley, Market Drayton	10/11/2004	4	0	4						**4**	**0**

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NS/06/00673/FUL	Bldgs At Lostford Hall, Lostford Lane, Wollerton, Market Drayton	12/04/2007	4	0	4						**4**	**0**
NS/07/00419/FUL	Dodecote Grange, Dodecote Drive, Childs Ercall, Market Drayton	18/04/2007	6	5	1						**1**	**0**
NS/07/01850/FUL	4 St Marys Street, Market Drayton	01/11/2007	2	0	2						**2**	**0**
NS/07/02135/FUL	Haywood Farm, Haywood Lane, Cheswardine, Market Drayton	27/12/2007	6	0	6						**6**	**0**
NS/08/02032/FUL	74 Grove Gardens, Market Drayton, Shropshire, TF9 1HQ	13/01/2009	1	0	1						**1**	**0**
NS/09/70169/FUL	Church Farm, Moreton Saye, Market Drayton	12/06/2009	5	0	5						**5**	**0**
15/01726/FUL	Barns At Brookside Farm, Pontesford, Shrewsbury, Shropshire.	28/10/2015	2	0	2						**2**	**0**
16/03114/REM	The Mount Nursery, Minsterley Road, Pontesbury, Shrewsbury, Shropshire	14/09/2017	2	0	2						**2**	**0**
16/04442/FUL	Park Farm, Minsterley, Shrewsbury, Shropshire, SY5 0DH	11/01/2017	5	2	3						**3**	**0**
18/00569/FUL	Grinleys Cottage, Asterley, Minsterley, Shrewsbury, Shropshire	20/08/2018	1	0	1						**1**	**0**
18/00670/FUL	Proposed Dwelling At Ladyoak, Drury Lane, Minsterley, Shrewsbury, Shropshire	25/02/2020	1	0	1						**1**	**0**
19/00655/FUL	Plealey Methodist Church, Well Lane, Plealey, Shrewsbury, Shropshire, SY5 0UY	28/06/2019	1	0	1						**1**	**0**
19/01878/FUL	Honeysuckle Cottage, Cruckton, Shrewsbury, Shropshire, SY5 8PR	23/10/2019	1	0	1						**1**	**0**
19/02344/FUL	The Warehouse, Pontesford Hill, Pontesbury, Shrewsbury, SY5 0UB	25/10/2019	3	2	1						**1**	**0**
20/02247/REM	Residential Development North Of Leigh Road, Minsterley, Shrewsbury, Shropshire	17/11/2020	28	12	16						**16**	**0**
20/03126/FUL	Proposed Exception Site Dwelling East Of, Whitwell Lane, Pontesbury, Shrewsbury, Shropshire	05/04/2022	1	0	1						**1**	**0**
20/04271/REM	Proposed Affordable Dwelling South Of Woodfield, Cruckton, Shrewsbury, Shropshire	04/03/2021	1	0	1						**1**	**0**
21/01639/FUL	Proposed Residential Development East Of The Warehouse, Pontesford Hill, Pontesbury, Shropshire	29/03/2022	1	0	1						**1**	**0**
21/01756/FUL	Hare And Hounds, Cruckton, Shrewsbury, Shropshire, SY5 8PW	15/10/2021	4	3	1						**1**	**0**
21/01844/OUT	The Horseshoes Inn, Minsterley Road, Pontesbury, Shrewsbury, Shropshire, SY5 0QJ	08/02/2022	3	0	3						**3**	**0**
21/02924/OUT	Breidden Cottage, Plot 2, Shrewsbury Road, Pontesbury, Shrewsbury, Shropshire, SY5 0QA	14/08/2021	1	0	1						**1**	**0**
21/05089/FUL	The Den, Plealey, Shrewsbury, Shropshire, SY5 0UY	13/04/2022	1	0	1						**1**	**0**
22/01975/FUL	Proposed Affordable Dwelling East Of Eastridge Farm, Habberley, Pontesbury, Shropshire	25/11/2022	1	0	1						**1**	**0**
22/05036/FUL	The Waterfall, Malehurst, Minsterley, Shrewsbury, Shropshire, SY5 0BX	17/03/2023	1	0	1						**1**	**0**
22/05217/FUL	Plot Adjacent Waverley Cottage, Pontesbury Hill Road, Pontesbury, Shrewsbury, Shropshire	21/04/2023	3	0	3						**3**	**0**
22/05579/FUL	Bank House, Hinwood Road, Westbury, Shrewsbury, Shropshire, SY5 9PD	01/03/2023	0	0	0						**0**	**0**

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23/00940/REM	Proposed Dwelling To The South Of Breidden Cottage, Shrewsbury Road, Pontesbury, Shrewsbury, Shropshire	05/05/2023	1	0	1						**1**	**0**
23/02280/FUL	Proposed Dwelling Plot 2 To The South Of Breidden Cottage, Shrewsbury Road, Pontesbury, Shrewsbury, Shropshire	29/09/2023	1	0	1						**1**	**0**
23/02670/FUL	Brook Vessons Farm, Gatten, Pontesbury, Shrewsbury, Shropshire, SY5 0SJ	17/08/2023	1	0	1						**1**	**0**
23/03195/FUL	Marsley Farm, Habberley, Shrewsbury, Shropshire, SY5 0SQ	15/09/2023	0	0	0						**0**	**0**
23/03269/REM	Land Adjacent Mount House, Pontesbury Hill Road, Pontesbury, Shrewsbury, Shropshire	08/09/2023	1	0	1						**1**	**0**
23/04039/FUL	Proposed Affordable Dwelling To The North East Of Pontesford, Shrewsbury, Shropshire	24/01/2024	1	0	1						**1**	**0**
23/04167/FUL	Hare And Hounds, Cruckton, Shrewsbury, Shropshire, SY5 8PW	11/03/2024	10	0	10						**10**	**0**
23/04898/FUL	Proposed Residential Barn Conversions To The East Of Leigh Road, Minsterley, Shrewsbury, Shropshire	25/03/2024	6	0	6						**6**	**0**
23/05002/FUL	Proposed Barn Conversion East Of Hillsborough, Habberley, Shrewsbury, Shropshire	22/03/2024	1	0	1						**1**	**0**
09/00255/REM	R/O Snipers House And West Of Ivy Cottage, Easthope, Much Wenlock	03/11/2009	1	0	1						**1**	**0**
12/03174/FUL	Sheinwood Farm Barns, Sheinton, Much Wenlock, Shropshire, TF13 6NR	26/08/2016	1	0	1						**1**	**0**
14/04441/FUL	The Arc, Bourton, Much Wenlock, Shropshire	21/10/2015	1	0	1						**1**	**0**
15/03249/FUL	Proposed Dwelling At Malthouse Farm, Stanton Long, Much Wenlock, Shropshire	14/09/2016	1	0	1						**1**	**0**
17/01087/FUL	Broomcroft Farm, Kenley, Shrewsbury, Shropshire, SY5 6NQ	16/07/2017	5	0	5						**5**	**0**
17/01867/FUL	Former Post Office, Park View, Buildwas, Telford, Shropshire, TF8 7BY	16/01/2018	1	0	1						**1**	**0**
18/04113/FUL	Severn Edge Veterinary Centre, Victoria Road, Much Wenlock, Shropshire, TF13 6AH	24/01/2019	1	0	1						**1**	**0**
18/04672/FUL	Proposed Affordable Dwelling To The West Of Church Preen, Church Stretton, Shropshire	27/05/2020	1	0	1						**1**	**0**
19/00155/FUL	40 High Street, Much Wenlock, Shropshire, TF13 6AQ	26/04/2019	3	1	2						**2**	**0**
19/00991/FUL	Proposed Dwelling South West Of Hillside Cottage, Brockton, Much Wenlock, Shropshire	08/06/2021	1	0	1						**1**	**0**
19/02916/FUL	Proposed Residential Development Land East Of Highfields Farm, Church Preen, Church Stretton, Shropshire	08/06/2023	1	0	1						**1**	**0**
19/03026/FUL	15 High Street, Much Wenlock, Shropshire, TF13 6AA	22/10/2019	1	0	1						**1**	**0**
19/04487/FUL	Proposed Residential Development To The North Of Sheinton Road, Cressage, Shrewsbury, Shropshire	08/09/2020	1	0	1						**1**	**0**
19/05069/OUT	Proposed Dwelling SW Of Home Farm, Buildwas, Shropshire	17/03/2021	1	0	1						**1**	**0**
19/05560/OUT	Ironbridge Power Station, Buildwas Road, Ironbridge, Telford, Shropshire, TF8 7BL	16/09/2022	1,075	0	1,075	10	70	70	70	70	**290**	**785**
20/05297/FUL	61 High Street, Much Wenlock, Shropshire, TF13 6AE	18/02/2021	1	0	1						**1**	**0**
21/00736/FUL	Proposed Dwelling NW Of Yew Tree Cottage, Stretton Westwood, Much Wenlock, Shropshire	29/10/2021	1	0	1						**1**	**0**
21/01098/FUL	Proposed Residential Development Land Off Station Road, Much Wenlock, Shropshire	07/06/2021	4	0	4						**4**	**0**

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21/02078/FUL	The Eagles Inn, 1 Harley Road, Cressage, Shrewsbury, Shropshire, SY5 6DF	16/12/2021	1	0	1						**1**	**0**
21/04492/FUL	Proposed Rural Workers Dwelling At Hunters View, Brookhampton, Shropshire	10/05/2022	1	0	1						**1**	**0**
21/05911/FUL	Site Of Burnetts, Callaughton, Much Wenlock, Shropshire	26/05/2022	1	0	1						**1**	**0**
22/01028/FUL	Manor Farm House, Brockton, Much Wenlock, Shropshire, TF13 6JR	26/10/2022	2	0	2						**2**	**0**
22/01617/FUL	Porch Cottage, Crown Lane, Cressage, Shrewsbury, Shropshire, SY5 6BT	22/06/2022	1	0	1						**1**	**0**
22/01675/FUL	24 Barrow Street, Much Wenlock, Shropshire, TF13 6EN	28/06/2022	1	0	1						**1**	**0**
22/04030/FUL	Proposed Dwelling To The North Of Bridge Road, Much Wenlock, Shropshire	01/11/2022	1	0	1						**1**	**0**
22/04208/FUL	Proposed Barn Conversion At Bourton Westwood Farm, Bourton Westwood, Much Wenlock, Shropshire	01/12/2022	1	0	1						**1**	**0**
22/04391/FUL	Cuan Wildlife Rescue, Wildlife Rescue Centre At The Signals, Stretton Road, Much Wenlock, Shropshire, TF13 6DD	04/09/2023	1	0	1						**1**	**0**
22/04970/REM	Brockton Farm, Brockton, Much Wenlock, Shropshire, TF13 6JR	09/02/2023	4	0	4						**4**	**0**
23/00436/FUL	12 High Street, Much Wenlock, Shropshire, TF13 6AA	03/04/2023	1	0	1						**1**	**0**
23/01376/FUL	Proposed Local Needs Dwelling To The South Of Stanton Long, Much Wenlock, Shropshire	09/01/2023	1	0	1						**1**	**0**
23/03985/FUL	Proposed Barn Conversion Barn 6 At Hill Farm, Bourton, Much Wenlock, Shropshire	18/12/2023	1	0	1						**1**	**0**
BR/APP/FUL/03/0403	Manor Farm, I317, Easthope, Much Wenlock	22/07/2003	4	1	3						**3**	**0**
SA/09/0029/F	Land At Church Farm, Buildwas, Telford	10/03/2009	4	2	2						**2**	**0**
10/02919/REM	Yew Tree Cottage, Ellesmere Road, St Martins, Oswestry	02/09/2010	4	0	4						**4**	**0**
10/05252/FUL	Ivy House Farm, Knockin, Oswestry	13/09/2011	3	1	2						**2**	**0**
10/05336/FUL	Trepenal Farm, Crickheath, Oswestry	01/03/2011	3	0	3						**3**	**0**
11/03157/FUL	Conversion Of Former Malthouse, Weirbrook, West Felton, Shropshire	23/11/2015	3	0	3						**3**	**0**
11/04458/FUL	Upper Craignant Farm, Selattyn, Oswestry	13/01/2012	2	0	2						**2**	**0**
12/02476/FUL	The Miners Arms Morda, Oswestry, SY10 9NY	05/11/2014	2	0	2						**2**	**0**
13/04770/FUL	(Miners Cottage), Middle Forest, Wern Y Wiel, Treflach, Oswestry, Shropshire, SY10 9HT	14/08/2019	1	0	1						**1**	**0**
14/03158/REM	Purton Villa, Church Street, Ruyton Xi Towns, Shrewsbury, Shropshire, SY4 1LA	27/02/2015	2	0	2						**2**	**0**
14/03184/FUL	Brogyntyn Hall, Brogyntyn, Oswestry, SY10 7DA	02/07/2015	69	0	69		1	25	25	18	**69**	**0**
15/02392/FUL	Land Adj White House, Crickheath, Oswestry, Shropshire, SY10 8BW	04/11/2016	1	0	1						**1**	**0**
15/04319/REM	Land East Of Old Rectory, Selattyn, Shropshire	16/12/2015	9	6	3						**3**	**0**
15/04473/REM	Land On North Side Of Whittington Road, Gobowen, Oswestry, Shropshire	13/04/2018	41	11	30						**30**	**0**
15/04690/REM	Proposed Residential Development Land East Of Kingfisher Way, Morda, Shropshire	29/07/2016	46	31	15						**15**	**0**
16/02594/OUT	Proposed Development Land To The North Of Shrewsbury Road, Oswestry	22/04/2020	316	0	316						**0**	**316**
16/02952/FUL	39 Cabin Lane, Oswestry, Shropshire, SY11 2LS	06/09/2016	0	0	0						**0**	**0**
16/04426/FUL	The Smithfield Hotel, 1 Salop Road, Oswestry, SY11 2NR	14/03/2017	7	0	7						**7**	**0**

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16/04719/FUL	Proposed Residential Development Opposite School, Kinnerley, Shropshire	14/03/2019	18	0	18						**18**	**0**
16/05110/FUL	Land West Of Burma Road, Park Hall, Shropshire	26/02/2018	4	2	2						**2**	**0**
17/02838/FUL	Highfawr Cottage, Racecourse Road, Oswestry, Shropshire, SY10 7PJ	04/08/2017	0	0	0						**0**	**0**
17/05019/FUL	Proposed Barn Conversions At Greenfields, Maesbrook, Shropshire	23/01/2018	2	0	2						**2**	**0**
18/01055/FUL	15-15A Cross Street, Oswestry, SY11 2NF	02/07/2018	3	0	3						**3**	**0**
18/01990/FUL	Development Land SE Of Whittington Primary School, Station Road, Whittington, Shropshire	12/06/2019	34	32	2						**2**	**0**
18/02326/OUT	Proposed Residential Development Adjacent Bank Cottage, Pant, Shropshire	22/04/2021	2	0	2						**2**	**0**
18/03529/FUL	Yew Tree Cottage, Hengoed, Oswestry, Shropshire, SY10 7AD	02/10/2019	0	0	0						**0**	**0**
18/04229/FUL	Conversion Of Barn North Of Bryn Benlli, Turners Lane, Llynclys, Shropshire	09/11/2018	1	0	1						**1**	**0**
19/00692/FUL	Proposed Barn Conversion Adjacent Corner House, Wigmarsh, West Felton, Shropshire	10/04/2019	1	0	1						**1**	**0**
19/01725/FUL	9 Oak Street, Oswestry, Shropshire, SY11 1LR	10/06/2019	3	2	1						**1**	**0**
19/02963/FUL	Twmpath Cottages, Twmpath Lane, Gobowen, Shropshire	12/01/2022	12	0	12						**12**	**0**
19/03738/FUL	The Old Congregational School, School Road, Ruyton XI Towns, Shrewsbury, Shropshire, SY4 1JT	24/01/2020	1	0	1						**1**	**0**
19/03995/FUL	Land At Rhosyllan Farm, Overton Road, St Martins, Oswestry, Shropshire, SY11 3ER	26/10/2020	80	69	11	11					**11**	**0**
19/05047/FUL	Bromley's Hideaway, 3A Willow Street, Oswestry, Shropshire, SY11 1AF	25/02/2020	1	0	1						**1**	**0**
19/05552/FUL	Proposed Residential Development Land At Maesbury Marsh, Shropshire	25/08/2020	1	0	1						**1**	**0**
20/00430/FUL	Land South By-pass Road, Gobowen, Shropshire	13/09/2021	3	0	3						**3**	**0**
20/00707/FUL	Treatment Works, Racecourse Road, Oswestry, Shropshire	14/02/2022	1	0	1						**1**	**0**
20/01522/REM	Garage Adjacent To The Last Inn, Hengoed, Shropshire	18/11/2020	4	2	2						**2**	**0**
20/01945/FUL	Proposed Dwelling To The South Of Top Street, Whittington, Shropshire	09/11/2020	1	0	1						**1**	**0**
20/03470/FUL	Proposed Affordable Dwelling, Hillside Cottage, Eardiston, West Felton, Oswestry, Shropshire, SY11 4HA	30/09/2021	1	0	1						**1**	**0**
20/04913/FUL	New House Farm, Pen-Y-Bryn, St Martins, Shropshire	08/02/2021	1	0	1						**1**	**0**
20/04977/FUL	30 Cherry Tree Drive, St Martins, Shropshire, SY11 3EQ	03/03/2021	1	0	1						**1**	**0**
21/00083/FUL	The Old Canal Warehouse, St Martins Road, St Martins, Shropshire	17/02/2022	1	0	1						**1**	**0**
21/00202/FUL	Land East Of Wigmarsh Cottage, Wigmarsh, West Felton, Shropshire	31/12/2021	1	0	1						**1**	**0**
21/00520/FUL	The Bungalow, Rhoswiel, Weston Rhyn, Oswestry, Shropshire, SY10 7TA	28/05/2021	1	0	1						**1**	**0**
21/00735/FUL	Proposed Residential Development Land East Of 56 Salop Road, Oswestry, Shropshire	29/06/2021	6	0	6						**6**	**0**
21/01012/FUL	Darjeeling, School Lane, St Martins, SY11 3BX	26/08/2022	1	0	1						**1**	**0**
21/01230/FUL	Proposed Residential Development Land South Of Aspen Grange, Weston Rhyn, Shropshire	26/11/2021	40	19	21						**21**	**0**

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21/01628/FUL	Bryngwilla Lodge, St Martins, Oswestry, Shropshire, SY10 7AY	28/05/2021	1	0	1						**1**	**0**
21/02283/FUL	Corner House, Morda, Oswestry, Shropshire, SY10 9NW	14/10/2021	1	0	1						**1**	**0**
21/02444/FUL	Everglades, Brynhafod Lane, Oswestry, Shropshire, SY11 1SH	28/10/2021	3	0	3						**3**	**0**
21/02595/FUL	Proposed Agricultural Workers Dwelling, Keppel Gate Farm, Grug Hill, Elbridge, Ruyton-XI-Towns, Shropshire	20/10/2022	1	0	1						**1**	**0**
21/02606/FUL	18A Oswald Road, Oswestry, SY11 1RE	07/12/2021	3	0	3						**3**	**0**
21/02720/FUL	Redevelopment For Proposed Nursing Care Home, Victoria Road, Oswestry, SY11 2HX	08/10/2021	42	0	42						**42**	**0**
21/02724/FUL	Proposed Residential Dwelling Plot At Wern, Weston Rhyn, Shropshire	26/07/2021	1	0	1						**1**	**0**
21/03413/FUL	Hengoed Park Residential Home, Hengoed, Oswestry, Shropshire, SY10 7EE	13/12/2021	17	0	17						**17**	**0**
21/03584/REM	Proposed Residential Development Land To The South Of Middleton Road, Oswestry, Shropshire	07/02/2023	120	0	120	20	50	50			**120**	**0**
21/03715/FUL	(Plot 1) Proposed Residential Development North Of River Tanat, Llanyblodwel, Shropshire	29/04/2022	1	0	1						**1**	**0**
21/03978/FUL	Greyhound Hotel, Willow Street, Oswestry, SY11 1AJ	02/12/2021	4	0	4						**4**	**0**
21/04031/FUL	Land Adjacent Old Police House, Overton Road, St Martins, Shropshire	22/10/2021	2	0	2						**2**	**0**
21/04189/FUL	Proposed Residential Development West Of Ty Draw, Oak Lane, Treflach, Shropshire	12/10/2022	3	0	3						**3**	**0**
21/04216/FUL	Moreton Hall School, Weston Rhyn, Oswestry, Shropshire, SY11 3EW	21/10/2021	2	0	2						**2**	**0**
21/04266/OUT	Land To The Rear Of Longfield, Whittington Road, Gobowen, Shropshire	01/11/2021	1	0	1						**1**	**0**
21/04296/FUL	Proposed Residential Development Land East Of Kilnside, Porth-y-waen, Shropshire	03/11/2021	3	0	3						**3**	**0**
21/04449/REM	Proposed Development Land To The North Of, Shrewsbury Road, Oswestry, Shropshire	09/11/2022	284	0	284		25	50	50	50	**175**	**109**
22/00201/FUL	Land Off Southlands Avenue, Gobowen, Shropshire	09/06/2022	38	0	38						**38**	**0**
22/01205/REM	(Plot 4) Proposed Residential Development North Of River Tanat, Llanyblodwel, Shropshire	26/04/2022	1	0	1						**1**	**0**
22/01240/FUL	Golden Lion Inn, Upper Church Street, Oswestry, Shropshire, SY11 2AA	17/05/2022	0	0	0						**0**	**0**
22/01266/FUL	Lepone's Italian Restaurant, 18A Oswald Road, Oswestry, Shropshire, SY11 1RE	04/05/2022	1	0	1						**1**	**0**
22/01466/FUL	Agricultural Building North Of Henbarns Farm, Haughton, West Felton, Shropshire	08/07/2022	1	0	1						**1**	**0**
22/01507/REM	(Plot 3) Proposed Residential Development North Of River Tanat, Llanyblodwel, Shropshire	17/06/2022	1	0	1						**1**	**0**
22/01548/FUL	Presbyterian Church Of Wales, Station Road, Weston Rhyn, Shropshire	06/07/2022	1	0	1						**1**	**0**
22/01878/FUL	Proposed Residential Development Land At Maesbury Marsh, Shropshire	08/11/2022	1	0	1						**1**	**0**
22/01902/FUL	The Cottage, Edgerley, Oswestry, Shropshire, SY10 8ER	20/07/2023	1	0	1						**1**	**0**

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22/02246/FUL	Golden Lion Inn, Upper Church Street, Oswestry, Shropshire, SY11 2AA	15/12/2022	2	0	2						**2**	**0**
22/03565/FUL	Abbotsford, Morda Road, Oswestry, Shropshire, SY11 2AT	21/12/2022	1	0	1						**1**	**0**
22/03640/FUL	Preesgweene Farm, Preesgweene, Weston Rhyn, Oswestry, Shropshire, SY10 7SU	04/10/2022	2	0	2						**2**	**0**
22/03924/FUL	R G Stones (Timber) Ltd, The Sawmills, Rhoswiel, Weston Rhyn, Oswestry, Shropshire, SY10 7TG	16/06/2023	61	0	61	25	25	11			**61**	**0**
22/04138/FUL	Heatherdene Residential Care Home, 3 Upper Brook Street, Oswestry, Shropshire, SY11 2TB	20/12/2022	-8	0	-8						**-8**	**0**
22/04163/FUL	Morda Methodist Church, Trefonen Road, Morda, Shropshire	07/11/2022	1	0	1						**1**	**0**
22/04369/FUL	Site Of Stone Merchants, Salop Road, Oswestry, Shropshire	16/12/2022	3	0	3						**3**	**0**
22/04664/FUL	Holly Cottage, Old Chirk Road, Gobowen, Oswestry, Shropshire, SY11 3LW	13/03/2023	1	0	1						**1**	**0**
22/04903/FUL	6 Woolston Road, West Felton, Oswestry, Shropshire, SY11 4LB	14/12/2022	-1	0	-1						**-1**	**0**
22/05041/FUL	Carreg Llwyd Church, Laburnum Drive, Oswestry, Shropshire, SY11 2QR	18/01/2023	12	0	12						**12**	**0**
22/05074/FUL	Fairfield Close, Gobowen, Shropshire	12/01/2023	8	0	8						**8**	**0**
22/05350/FUL	Flat, 54 Upper Church Street, Oswestry, Shropshire, SY11 2AE	26/01/2023	1	0	1						**1**	**0**
22/05531/FUL	Land To Rear 3 Trevor Avenue, St Martins, Shropshire, SY11 2AW	26/01/2023	1	0	1						**1**	**0**
22/05562/FUL	Rose Cottage, The Wood Farm, Maesbrook, Shropshire	24/04/2023	1	0	1						**1**	**0**
22/05569/OUT	1 Stone Cottage, Chapel Lane, Knockin Heath, Shropshire	06/02/2023	1	0	1						**1**	**0**
22/05620/FUL	Lady Hill Farm, West Felton, Oswestry, Shropshire, SY11 4JZ	04/05/2023	2	0	2						**2**	**0**
23/00087/FUL	Tilings, Whittington Road, Gobowen, SY11 3NA	16/11/2023	15	0	15						**15**	**0**
23/00092/FUL	Land South Station Road, Pant, Shropshire	17/07/2023	1	0	1						**1**	**0**
23/00225/FUL	Land North Of Whittington Road, Oswestry	25/01/2024	83	0	83		25	25	25	8	**83**	**0**
23/01161/REM	Land North East Ash Grove, Overton Road, St Martins, Shropshire	16/05/2023	1	0	1						**1**	**0**
23/01177/FUL	Darwin House, Dovaston, Kinnerley, Oswestry, Shropshire, SY10 8DS	06/06/2023	0	0	0						**0**	**0**
23/01360/FUL	Plot 1, Waen Lane, Maesbury Marsh, Shropshire	06/03/2024	1	0	1						**1**	**0**
23/01590/FUL	Oakhurst Hall, Oakhurst Road, Oswestry, Shropshire	14/08/2023	3	0	3						**3**	**0**
23/02248/FUL	Post Office And Stores, Kinnerley, Oswestry, Shropshire, SY10 8DF	11/09/2023	3	0	3						**3**	**0**
23/02651/FUL	Proposed Residential Development Land West Of Lower House Farm, Knockin, Shropshire	20/10/2023	2	0	2						**2**	**0**
23/02709/FUL	Aston Farm, Aston, Oswestry, Shropshire, SY11 4LS	24/09/2023	0	0	0						**0**	**0**
23/02772/FUL	Proposed Dwelling To The West Of The Firs, Firs Close, St Martins, Shropshire	27/09/2023	1	0	1						**1**	**0**
23/02893/FUL	Proposed Residential Development West Of Darlee Cottage, Brownhill, Ruyton Xi Towns, Shropshire	14/09/2023	2	0	2						**2**	**0**
23/02975/FUL	Proposed Residential Conversion Of Outbuilding At Canal View, Maesbury Marsh, Oswestry, Shropshire	07/12/2023	1	0	1						**1**	**0**
23/03421/FUL	Little Ifton Farm House, Overton Road, Ifton Heath, St Martins, Oswestry, Shropshire, SY11 3DH	02/10/2023	0	0	0						**0**	**0**

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23/03528/FUL	Four Gables, 96 Middleton Road, Oswestry, Shropshire, SY11 2LH	10/10/2023	1	0	1						**1**	**0**
23/03719/FUL	Earthlink Good Vibrations, 31 Leg Street, Oswestry, Shropshire, SY11 2NN	08/12/2023	3	0	3						**3**	**0**
23/04054/COU	3 Upper Brook Street, Oswestry, Shropshire, SY11 2TB	03/11/2023	1	0	1						**1**	**0**
23/04319/FUL	Chirk Bank Methodist Church, Upper Chirk Bank, Chirk Bank, Wrexham, Shropshire, LL14 5DP	13/12/2023	1	0	1						**1**	**0**
23/04909/FUL	Holiday Let Accommodation At The Drift House, Croesau Bach, Shropshire, SY10 9BG	08/02/2024	1	0	1						**1**	**0**
23/04928/FUL	Pentrewern Farm, Gobowen, Oswestry, Shropshire, SY10 7JZ	07/02/2024	5	0	5						**5**	**0**
23/05027/FUL	Ivy House Farm, Knockin, Oswestry, Shropshire, SY10 8HN	23/01/2024	3	0	3						**3**	**0**
23/05188/FUL	Baldin Oak, Dovaston, Kinnerley, Shropshire	30/01/2024	1	0	1						**1**	**0**
24/00024/FUL	The Sycamores, St Martins Road, St Martins, Oswestry, Shropshire, SY10 7BJ	11/03/2024	0	0	0						**0**	**0**
24/00485/FUL	Barnyard Croft, Church Street, Ruyton Xi Towns, Shrewsbury, Shropshire, SY4 1LA	19/03/2024	1	0	1						**1**	**0**
OS/01/11811/FUL	Llynclys Hall Farm, Sweeney, Oswestry	09/08/2002	2	0	2						**2**	**0**
OS/04/13533/FUL	Wernlas, Maesbrook, Oswestry	31/03/2005	1	0	1						**1**	**0**
OS/05/13733/FUL	Mount Pleasant, Ellesmere Road, St Martins, Oswestry	20/07/2005	6	0	6						**6**	**0**
OS/06/14210/FUL	Daywell Farm, Daywall, Gobowen, Oswestry	30/03/2006	3	0	3						**3**	**0**
OS/07/15325/REM	Adj Anvic House, Rhoswiel, Weston Rhyn, Oswestry	15/01/2008	1	0	1						**1**	**0**
OS/09/15915/FUL	Part Enclosure, OS 2327, Knockin, Oswestry	11/03/2009	1	0	1						**1**	**0**
OS/09/15927/FUL	Little Trehowell, Chirk, Wrexham	17/03/2009	2	0	2						**2**	**0**
10/05055/FUL	Red Hill Farm, Redhill, Shifnal	17/01/2011	7	3	4						**4**	**0**
15/04034/FUL	Proposed Barn Conversions At Chadwell Court, Chadwell, Newport, Shropshire	14/03/2016	3	1	2						**2**	**0**
18/03993/FUL	Stables At Tong Forge, Shifnal, Shropshire	01/03/2019	1	0	1						**1**	**0**
20/01533/FUL	Proposed Barn Conversion East Of Red Hill View, Sheriffhales, Shropshire	01/10/2020	1	0	1						**1**	**0**
20/02572/FUL	43 Broadway, Shifnal, Shropshire	07/08/2020	-2	0	-2						**-2**	**0**
20/04772/FUL	Proposed Residential Barn Conversions At Church Farm, Hall Lane, Kemberton, Shifnal, Shropshire	03/12/2021	3	0	3						**3**	**0**
21/02900/FUL	Amberleigh Care Ltd, The Oaks, Redhill, Shifnal, Sheriffhales, Shropshire, TF2 9NZ	03/08/2021	2	0	2						**2**	**0**
22/02926/FUL	Proposed Residential Development Land SW Of 24, The Lindens, Shifnal, Shropshire	24/01/2023	2	0	2						**2**	**0**
22/03250/FUL	Measshill Farm, Offoxey Road, Tong, Shifnal, Shropshire, TF11 8QB	19/12/2022	-1	0	-1						**-1**	**0**
22/03452/FUL	Proposed Dwelling North East Of Park Farm, Wolverhampton Road, Shifnal, Shropshire	30/09/2022	1	0	1						**1**	**0**
23/02771/FUL	Land At Lamledge Lane, Shifnal, Shropshire	30/11/2023	6	0	6						**6**	**0**
23/02777/FUL	84 Heath Hill, Sheriffhales, Shifnal, Shropshire, TF11 8RR	18/08/2023	1	0	1						**1**	**0**
23/03205/FUL	Woodside Farm, Lizard Lane, Tong, Shifnal, Shropshire, TF11 8QE	18/09/2023	-1	0	-1						**-1**	**0**
23/05265/FUL	Glendene, Grooms Lane, Kemberton, Shifnal, Shropshire, TF11 9LS	02/02/2024	0	0	0						**0**	**0**

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24/00195/FUL	Proposed Residential Barn Conversion North Of Lilyhurst Farm, Lilyhurst, Sheriffhales, Shropshire	20/03/2024	1	0	1						**1**	**0**
BR/APP/FUL/06/0208	Land Opp 3 Shrewsbury Road, Shifnal	23/05/2006	3	0	3						**3**	**0**
BR/APP/FUL/07/0910	7 Shrewsbury Road, Shifnal	21/12/2007	1	0	1						**1**	**0**
10/00564/FUL	Builders Yard, Red Barn Lane, Shrewsbury	22/12/2011	1	0	1						**1**	**0**
10/01008/FUL	Land Adj Daisyfields, Marche Lane, Halfway House, Shrewsbury	06/05/2010	1	0	1						**1**	**0**
10/04564/COU	22 - 24 Frankwell, Shrewsbury	13/12/2010	2	1	1						**1**	**0**
10/05075/FUL	Yeaton Manor, Yeaton, Baschurch, Shrewsbury	17/01/2011	4	0	4						**4**	**0**
10/05179/FUL	The Poplars, Great Ness, Shrewsbury	04/03/2011	1	0	1						**1**	**0**
11/00696/FUL	St Davids Presbyterian Church, Belmont Bank, Shrewsbury	03/05/2011	1	0	1						**1**	**0**
11/00763/FUL	Coton Hill Farm, Corporation Lane, Shrewsbury	21/06/2011	1	0	1						**1**	**0**
11/05365/FUL	Shrubbery Farm, Hinton, Shrewsbury, SY5 9PZ	26/09/2013	2	1	1						**1**	**0**
12/01210/FUL	Barn At Middle, Shadymoor Farm, Dorrington, Shrewsbury	24/07/2012	1	0	1						**1**	**0**
12/01959/FUL	Lower House Farm, Off B4386, Yockleton, Shrewsbury, SY5 9PZ	07/03/2013	1	0	1						**1**	**0**
12/03671/FUL	Land Adj 1 Quarry View, Cound, Shrewsbury, Shropshire, SY5 6EL	18/02/2014	1	0	1						**1**	**0**
13/00471/REM	Adj To 94 London Road, Shrewsbury	29/05/2013	1	0	1						**1**	**0**
13/00651/FUL	Ryton Grange, Longnor, Shrewsbury, Shropshire, SY5 7LW	28/02/2014	2	1	1						**1**	**0**
13/01024/FUL	Fitz Farm, Mytton, Shrewsbury, Shropshire, SY4 3AS	02/09/2015	4	0	4						**4**	**0**
13/03158/FUL	Bings Heath Farm, Bings Heath, Shrewsbury, SY4 4BZ	21/02/2014	1	0	1						**1**	**0**
13/03309/FUL	Old Bush Inn, 141 Abbey Foregate, Shrewsbury, SY2 6AP	26/01/2016	8	5	3						**3**	**0**
13/03463/FUL	Outbuildings Adjacent Oaks Cottages, The Oaks, Wrentall, Shrewsbury, Shropshire	07/04/2014	3	0	3						**3**	**0**
13/04318/FUL	St. Chads Farm, Nesscliffe, Shrewsbury, SY4 1DG	10/06/2016	2	0	2						**2**	**0**
13/04790/FUL	Bicton Hall, Bicton Lane, Bicton, Shrewsbury, SY3 8EU	24/04/2015	2	1	1						**1**	**0**
14/01187/FUL	Former Stanwardine Methodist Chapel, Stanwardine In The Fields, Baschurch, Ellesmere, Shropshire, SY4 2HA	07/08/2014	1	0	1						**1**	**0**
14/03166/FUL	Land At Ness Strange, Great Ness, Nesscliffe, Shropshire	24/09/2015	1	0	1						**1**	**0**
14/03858/FUL	Proposed Earth Sheltered Eco Dwelling At Hopton, Nesscliffe, Shrewsbury, Shropshire	02/07/2015	1	0	1						**1**	**0**
15/00586/FUL	Boreatton Hall, Boreatton, Baschurch, Shrewsbury, Shropshire, SY4 2EP	01/07/2015	1	0	1						**1**	**0**
15/00636/FUL	Mytton Hall, Mytton, Shrewsbury, Shropshire, SY4 1EU	29/04/2015	1	0	1						**1**	**0**
15/01692/FUL	Rosedale, Wollaston, Shrewsbury, Shropshire, SY5 9DS	21/04/2016	0	0	0						**0**	**0**
15/03651/FUL	Workshop North East Of The Rope Walk, Lyth Hill, Shrewsbury, Shropshire	19/02/2016	1	0	1						**1**	**0**
15/04542/FUL	Land South West Of Longden Common, Shrewsbury, Shropshire	30/01/2017	1	0	1						**1**	**0**
15/04703/FUL	Hilley Farm, Pentre, Shrewsbury, Shropshire, SY4 1BP	01/09/2016	3	0	3						**3**	**0**
15/04704/FUL	Hilley Farm, Pentre, Shrewsbury, Shropshire, SY4 1BP	22/09/2016	2	0	2						**2**	**0**
15/04731/FUL	Land West Of 18 The Mount, Shrewsbury, Shropshire	23/06/2016	1	0	1						**1**	**0**
16/00670/REM	Proposed Development Land West Of Nesscliffe Hotel, Nesscliffe, Shrewsbury, Shropshire	26/05/2017	10	0	10						**10**	**0**
16/00714/FUL	Lower Trefnant Farm, Winnington, Halfway House, Shrewsbury, Shropshire, SY5 9DL	24/05/2017	2	0	2						**2**	**0**

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16/01008/REM	Proposed Residential Development, East Of Welbatch Farm, Hookagate, Shrewsbury, Shropshire	03/06/2016	2	1	1						**1**	**0**
16/02361/REM	Land At Wilcott, Shrewsbury, Shropshire	01/11/2016	2	0	2						**2**	**0**
16/03221/FUL	Barns At Winnington Lodge Farm,, Winnington, Westbury, Shropshire	20/02/2017	2	0	2						**2**	**0**
16/03825/FUL	Oak Cottage, Hanwood Road, Shrewsbury, Shropshire, SY5 8NT	05/12/2016	2	1	1						**1**	**0**
16/04075/VAR	Wilcot House, Wilcott, Shrewsbury, Shropshire, SY4 1BJ	13/12/2013	1	0	1						**1**	**0**
16/04232/REM	Proposed Dwelling West Of Ryton Villa Court, Little Ryton, Shrewsbury, Shropshire	31/10/2016	1	0	1						**1**	**0**
17/00324/FUL	39 St Johns Hill, Shrewsbury, Shropshire, SY1 1JQ	26/04/2017	3	0	3						**3**	**0**
17/01920/FUL	Proposed Dwelling To The South Of Stapleton, Shrewsbury, Shropshire	01/02/2018	1	0	1						**1**	**0**
17/02154/OUT	Land Adj Station Bungalow, Ford, Shrewsbury, Shropshire	06/04/2018	1	0	1						**1**	**0**
17/04223/FUL	Abbey Court, Abbey Foregate, Shrewsbury, SY2 6UA	03/11/2017	1	0	1						**1**	**0**
17/05459/REM	Proposed Dwelling Adj Laburnum Cottage, Wattlesborough, Shrewsbury, Shropshire	18/05/2018	1	0	1						**1**	**0**
17/05538/FUL	The Stew, Frankwell, Shrewsbury, Shropshire, SY3 8JR	14/08/2019	7	0	7						**7**	**0**
17/05544/FUL	Heath Farm, Heath Drive, Wattlesborough Heath, Shrewsbury, SY5 9DY	14/07/2020	1	0	1						**1**	**0**
17/05964/FUL	Land West Of Wingfield Cottage, Montford Bridge, Shrewsbury, Shropshire	26/03/2020	1	0	1						**1**	**0**
18/00287/FUL	Proposed Residential Development, Land To The North East Of Hookagate, Shrewsbury, Shropshire	26/07/2018	1	0	1						**1**	**0**
18/00816/VAR	Vashlyn, Woodfield Road, Shrewsbury, Shropshire, SY3 8LU	14/05/2015	4	0	4						**4**	**0**
18/00892/FUL	Land Adj. 34 Dale Road, Shrewsbury, Shropshire, SY2 5TE	23/04/2018	2	1	1						**1**	**0**
18/01958/FUL	Rear Of 141 Abbey Foregate, Shrewsbury, Shropshire	13/11/2018	2	0	2						**2**	**0**
18/02045/REM	Development East Of Stoneycroft, Valeswood, Little Ness, Shrewsbury, Shropshire, SY4 2LH	03/01/2018	1	0	1						**1**	**0**
18/02218/REM	Land West Of Hafod, Weston Lullingfield, Shropshire	11/09/2018	1	0	1						**1**	**0**
18/02659/FUL	Proposed Local Needs Dwelling To The South Of Summerhouse Lane, Longden, Shrewsbury, Shropshire	14/12/2021	1	0	1						**1**	**0**
18/03162/FUL	Barn North East Of Rossall Grange, Shrewsbury, Shropshire	26/10/2018	1	0	1						**1**	**0**
18/03967/REM	Land North Of Top Farm, Kinton, Shrewsbury, Shropshire	26/10/2018	1	0	1						**1**	**0**
18/04315/REM	Development Plot, Sharpstones Lane, Bayston Hill, Shrewsbury, Shropshire	14/12/2018	1	0	1						**1**	**0**
18/04418/FUL	The Dairy, Rowton, Halfway House, Shrewsbury, Shropshire, SY5 9EP	07/02/2019	1	0	1						**1**	**0**
18/04955/FUL	Merrington Grange, 9 - 10 Merrington, Shrewsbury, Shropshire, SY4 3QJ	11/01/2019	1	0	1						**1**	**0**
18/04964/FUL	Proposed Dwelling West Of Montpelier House, Alton Terrace, Belle Vue Road, Shrewsbury, Shropshire	01/03/2019	1	0	1						**1**	**0**
18/05094/FUL	16 Oak Tree Drive, Bayston Hill, Shrewsbury, SY3 0LP	13/02/2019	1	0	1						**1**	**0**
19/00234/FUL	Yockleton Grange, Yockleton, Shrewsbury, Shropshire, SY5 9PQ	22/03/2019	15	0	15						**15**	**0**
19/00420/FUL	Land South West Of Brook Farm, Longden Common, Shrewsbury, Shropshire	17/09/2019	1	0	1						**1**	**0**

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19/00529/FUL	The Maltings Salon, 92 St Michaels Street, Shrewsbury, Shropshire, SY1 2HA	03/04/2019	1	0	1						**1**	**0**
19/00816/FUL	The Old Lodge, Pulverbatch, Shrewsbury, Shropshire, SY5 0TR	02/07/2019	0	0	0						**0**	**0**
19/01013/FUL	Mulberry House, Great Ryton, Shrewsbury, Shropshire, SY5 7LW	02/10/2019	2	1	1						**1**	**0**
19/01060/FUL	Land SW Of Millrace Cottage, Longmeadow Drive, Shrewsbury, Shropshire	01/05/2019	1	0	1						**1**	**0**
19/01067/FUL	Upper Eyton Farm, Alberbury, Shrewsbury, Shropshire, SY5 9AB	09/08/2019	4	1	3						**3**	**0**
19/01162/FUL	19 Whitehall Street, Shrewsbury, Shropshire, SY2 5AD	11/07/2019	1	0	1						**1**	**0**
19/01288/REM	Former Copthorne Barracks, Copthorne Road, Shrewsbury, Shropshire, SY3 8LZ	14/06/2019	150	148	2	2					**2**	**0**
19/01326/FUL	11 St Marys Place, Shrewsbury, Shropshire, SY1 1DZ	23/05/2019	1	0	1						**1**	**0**
19/01463/REM	4 Felton Butler Cottages, Nesscliffe, Shrewsbury, Shropshire, SY4 1AS	12/07/2021	1	0	1						**1**	**0**
19/02558/REM	Proposed Residential Development Land To The South Of Annscroft, Shrewsbury, Shropshire	02/08/2019	3	0	3						**3**	**0**
19/02852/FUL	Warehouses At Coton Farm, Brompton, Cross Houses, Shrewsbury, Shropshire, SY5 6LF	11/10/2019	3	0	3						**3**	**0**
19/02903/REM	Proposed Dwelling West Of Yew Tree Cottage, Valeswood, Little Ness, Shropshire	28/10/2019	1	0	1						**1**	**0**
19/02919/REM	Stoney Lee, Ford Heath, Shrewsbury, Shropshire, SY5 9GQ	23/08/2019	0	0	0						**0**	**0**
19/02949/REM	Proposed Residential Development Car Park And Premises, Old Coleham, Shrewsbury, SY3 7BP	04/11/2019	43	0	43						**43**	**0**
19/03521/REM	Proposed Dwelling South Of The Firs, Exfords Green, Shrewsbury, Shropshire	17/11/2020	1	0	1						**1**	**0**
19/03923/FUL	Proposed Residential Development South Of Westside, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	05/11/2019	1	0	1						**1**	**0**
19/03935/FUL	Proposed Residential Development South Of Westside, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	05/11/2019	1	0	1						**1**	**0**
19/03936/FUL	Proposed Residential Development South Of Westside, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	05/11/2019	1	0	1						**1**	**0**
19/04148/FUL	Stable North Of The Hollies, Weston Lullingfields, Shropshire	15/05/2020	1	0	1						**1**	**0**
19/04202/OUT	Lord Hill Hotel, Abbey Foregate, Shrewsbury, Shropshire, SY2 6AX	07/09/2021	10	0	10						**10**	**0**
19/04553/FUL	Barn West Of East Grove Farm, Isle Lane, Bicton, Shropshire	09/12/2019	1	0	1						**1**	**0**
19/04746/REM	Proposed Dwelling Adjacent The Hawthorns, Oteley Road, Shrewsbury, Shropshire	29/01/2020	1	0	1						**1**	**0**
19/04863/FUL	Proposed Barn Conversion East Of Holly Cottages, Rowton, Halfway House, Shropshire	21/02/2020	1	0	1						**1**	**0**
19/04934/FUL	Proposed Dwelling Opposite The Smithy, Garmston, Shrewsbury, Shropshire	20/11/2020	1	0	1						**1**	**0**
19/05448/FUL	Land SW Of Long Meadow 127B, Longmeadow Drive, Shrewsbury, Shropshire	19/10/2020	1	0	1						**1**	**0**
19/05564/REM	Land Between Preston Street & London Road, Shrewsbury, Shropshire	30/06/2020	247	43	204	90	90	24			**204**	**0**

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20/00605/FUL	Land At High Sett, Plex Lane, Albrighton, Shrewsbury, Shropshire	07/04/2020	1	0	1						**1**	**0**
20/00692/FUL	Land North West Of Westley House Farm, Horsebridge, Minsterley, Shropshire	07/10/2020	1	0	1						**1**	**0**
20/00701/FUL	Land South Of Westside, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	02/04/2020	1	0	1						**1**	**0**
20/00758/FUL	Wallop Hall, Westbury, Shrewsbury, Shropshire	08/07/2020	1	0	1						**1**	**0**
20/01341/FUL	1 Weir Road, Hanwood, Shrewsbury, SY5 8JZ	30/06/2020	1	0	1						**1**	**0**
20/01439/FUL	Villa Farm, Withington, Shrewsbury, Shropshire, SY4 4PU	04/09/2020	1	0	1						**1**	**0**
20/01613/FUL	6 Market Street, Shrewsbury, SY1 1LE	16/06/2020	1	0	1						**1**	**0**
20/01957/FUL	Development Land At Churncote Off Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	01/03/2022	340	70	270	60	60	60	60	30	**270**	**0**
20/02326/FUL	Lime Tree Yard, New Park Road, Shrewsbury, Shropshire, SY1 2RS	03/03/2021	9	0	9						**9**	**0**
20/02811/FUL	Proposed Conversion Of Outbuilding At Meole Brace Hall, Church Road, Shrewsbury, Shropshire	09/11/2021	1	0	1						**1**	**0**
20/03353/FUL	Proposed Barn Conversions At Ensdon, Montford Bridge, Shrewsbury, Shropshire	07/12/2020	2	0	2						**2**	**0**
20/03996/FUL	Land On The West Side Of St Michaels Street, Shrewsbury	26/11/2020	5	0	5						**5**	**0**
20/04750/FUL	Proposed Barn Conversion East Of The Willows, Halfway House, Shrewsbury, Shropshire	21/01/2022	1	0	1						**1**	**0**
20/04783/FUL	Proposed Exception Site Dwelling To The West Of Exfords Green, Shrewsbury, Shropshire	30/03/2022	1	0	1						**1**	**0**
20/04936/FUL	Rose Cottage, Holyhead Road, Montford, Shrewsbury, SY4 1AU	14/05/2021	0	0	0						**0**	**0**
20/05025/FUL	Land To The North Of Barracks Lane, Off The Mount, Shrewsbury, Shropshire	07/01/2022	1	0	1						**1**	**0**
20/05065/OUT	Flax Mill, Spring Gardens, Shrewsbury, Shropshire	10/05/2021	120	0	120		6	38	38	38	**120**	**0**
20/05217/FUL	Site Of Former Sports And Social Club And Bowling Green, Albert Road, Shrewsbury, Shropshire SY1 4JB	22/05/2023	26	0	26						**26**	**0**
20/05286/FUL	Spring Cottage, Lyth Hill, Shrewsbury, SY3 0BS	03/08/2021	0	0	0						**0**	**0**
20/05309/FUL	1 Glenburn Gardens, Shrewsbury, SY2 5SY	23/03/2021	4	0	4						**4**	**0**
21/00004/FUL	7 High Street, Shrewsbury, SY1 1SP	08/04/2021	1	0	1						**1**	**0**
21/00370/OUT	Proposed Dwelling To The East Of Tythe House, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	24/03/2021	1	0	1						**1**	**0**
21/00451/FUL	Proposed Residential Barn Conversion At Berriewood Farm, Berriewood Lane, Condover, Shrewsbury, Shropshire	06/12/2021	1	0	1						**1**	**0**
21/00475/OUT	Former Bowling Green, Ford, Shrewsbury, Shropshire	27/04/2022	1	0	1						**1**	**0**
21/00841/FUL	Proposed Residential Barn Conversions At Wolfshead Farm, Nesscliffe, Shrewsbury, Shropshire	29/10/2021	4	0	4						**4**	**0**
21/00875/REM	Proposed Dwelling To The East Of Mount Pleasant Road, Shrewsbury, Shropshire	08/04/2021	1	0	1						**1**	**0**
21/01345/FUL	Barn At Bicton House, Holyhead Road, Bicton, Shrewsbury, Shropshire	06/10/2021	3	0	3						**3**	**0**
21/01540/FUL	6 Shoplatch, Shrewsbury, SY1 1HF	16/09/2021	2	0	2						**2**	**0**
21/01638/OUT	Proposed Residential Development Land To The East Of, Stoneleigh Close, Acton Burnell, Shropshire	09/05/2022	9	0	9						**9**	**0**

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21/01700/FUL	Proposed Dwelling North Of 3 Pyepit Cottages, Condover, Shrewsbury, Shropshire	08/06/2021	1	0	1						**1**	**0**
21/02213/FUL	Proposed Dwelling To The South Of Fitz, Shrewsbury, Shropshire	13/07/2022	1	0	1						**1**	**0**
21/02363/FUL	Chronicle House, Chester Street, Shrewsbury, SY1 2DJ	05/07/2021	1	0	1						**1**	**0**
21/02395/FUL	Proposed Residential Barn Conversions East Of Allfield Farm, Condover, Shrewsbury, Shropshire	12/10/2021	5	0	5						**5**	**0**
21/02429/FUL	Proposed Dwelling West Of Blythe Cottage, Shelton Lane, Shrewsbury, Shropshire	21/12/2021	1	0	1						**1**	**0**
21/02563/OUT	Proposed Residential Development Land East Of The Nesscliffe Hotel, Nesscliffe, Shrewsbury, Shropshire	08/07/2022	2	0	2						**2**	**0**
21/02747/FUL	Priory Lodge, Priory Road, Shrewsbury, SY1 1RU	30/09/2021	1	0	1						**1**	**0**
21/02839/FUL	1 And 2 Sheinwood Farm, Sheinton Road, Shrewsbury, Shropshire, TF13 6NR	14/10/2022	2	0	2						**2**	**0**
21/03024/FUL	Land South Of Millrace Cottage, Longmeadow Drive, Shrewsbury, Shropshire	10/08/2021	1	0	1						**1**	**0**
21/03378/REM	Proposed Care Home, Shillingston Drive, Berwick Grange, Shrewsbury, Shropshire	21/03/2022	70	0	70		70				**70**	**0**
21/03387/FUL	Proposed Dwelling North East Of 109 Lyth Hill Road, Bayston Hill, Shrewsbury, Shropshire	24/11/2021	1	0	1						**1**	**0**
21/03455/FUL	Proposed Dwelling West Of 1 Caradoc View, Hanwood, Shrewsbury, Shropshire	02/12/2021	1	0	1						**1**	**0**
21/03488/FUL	8 The Hawthorns, Shrewsbury, SY3 7NA	05/10/2021	1	0	1						**1**	**0**
21/03492/FUL	Proposed Dwelling Adj Reservoir, Shrawardine, Shrewsbury, Shropshire	18/05/2022	1	0	1						**1**	**0**
21/03493/FUL	Milestone Garden Ornaments, Alberbury, Shrewsbury, Shropshire, SY5 9AD	19/10/2021	2	0	2						**2**	**0**
21/03523/FUL	Channing House, Holywell Street, Shrewsbury, SY2 5DB	11/01/2022	1	0	1						**1**	**0**
21/03843/FUL	Garmston Barn, Garmston, Easton Constantine, Shrewsbury, Shropshire, SY5 6RL	09/12/2021	1	0	1						**1**	**0**
21/03954/FUL	Hartlands Rest Home, Whitehall Street, Shrewsbury, Shropshire, SY2 5AD	01/11/2021	6	0	6						**6**	**0**
21/04188/FUL	Brook Barn, Stapleton, Dorrington, Shrewsbury, Shropshire, SY5 7EJ	05/07/2022	1	0	1						**1**	**0**
21/04211/FUL	Greenacres Rural Training Centre, Fenemere Lane, Fenemere, Baschurch, SY4 2JA	16/09/2022	8	0	8						**8**	**0**
21/04215/FUL	Greenacres Rural Training Centre, Fenemere, Baschurch, Shrewsbury, Shropshire, SY4 2JA	18/01/2022	2	0	2						**2**	**0**
21/04303/OUT	Proposed Dwelling North Of 13 Brunel Way, Shrewsbury, Shropshire	02/12/2021	1	0	1						**1**	**0**
21/04367/FUL	Proposed Dwelling, Garage Adjacent Swift Water, Lower Fold, The Fold, Dorrington, Shrewsbury, Shropshire, SY5 7JG	28/01/2022	1	0	1						**1**	**0**
21/04577/FUL	Site Of Radbrook College, Radbrook Road, Shrewsbury, Shropshire, SY3 9BJ	13/01/2023	26	18	8						**8**	**0**
21/05010/FUL	Land West Of Orchard Lane, Hanwood, Shrewsbury, Shropshire	28/01/2022	1	0	1						**1**	**0**
21/05138/FUL	Land South Of Mytton, Shrewsbury, Shropshire	21/12/2021	2	1	1						**1**	**0**

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
21/05141/FUL	Proposed Dwelling South Of 45 Old Coleham, Shrewsbury, Shropshire	23/02/2022	1	0	1						**1**	**0**
21/05233/FUL	Proposed Residential Development At Holyhead Road, Nesscliffe, Shrewsbury, Shropshire	23/12/2021	1	0	1						**1**	**0**
21/05743/OUT	Land Off Ellesmere Road, Hencote, Shrewsbury, Shropshire	02/03/2023	204	0	204			206			**204**	**0**
21/05900/FUL	Land At Manor Farm, Preston Gubbals, Shrewsbury, Shropshire	19/08/2022	0	0	0						**0**	**0**
21/05981/FUL	Proposed Residential Development Site North Of, London Road, Shrewsbury, Shropshire	10/10/2022	134	3	131	38	38	38	17		**131**	**0**
21/05996/FUL	Meadowsweet, Post Office Lane, Hanwood, Shrewsbury, SY5 8LR	20/07/2022	0	0	0						**0**	**0**
22/00025/FUL	Shrewsbury Training And Development Centre, Racecourse Crescent, Shrewsbury, Shropshire, SY2 5BP	04/04/2022	13	0	13						**13**	**0**
22/00056/REM	Proposed Residential Development Land To The West Of, Battlefield Road, Shrewsbury, Shropshire	26/01/2023	98	0	98	38	38	22			**98**	**0**
22/00227/FUL	Church House Barn, Church House Farm, Little Ness, Shrewsbury, Shropshire, SY4 2LG	26/04/2022	1	0	1						**1**	**0**
22/00364/FUL	Proposed Residential Barn Conversions East Of Atcham Grange, Atcham, Shrewsbury, Shropshire	08/06/2022	5	0	5						**5**	**0**
22/00509/FUL	Fitz Farm, Fitz, Shrewsbury, Shropshire	04/10/2022	2	0	2						**2**	**0**
22/00592/FUL	8 And 9 Grafton, Shrewsbury, Shropshire, SY4 1HJ	09/05/2022	2	0	2						**2**	**0**
22/01008/FUL	Proposed Exception Site Dwellings To The South Of, Little Ness, Shrewsbury, Shropshire	31/08/2022	1	0	1						**1**	**0**
22/01044/FUL	Site Of The Cygnets, Hookagate, Shrewsbury, Shropshire	17/05/2022	8	0	8						**8**	**0**
22/01275/FUL	Abbey Court Guest House, 134 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AU	10/05/2022	3	0	3						**3**	**0**
22/01293/REM	Land South Of Mytton, Mytton, Shrewsbury, Shropshire	25/05/2022	3	0	3						**3**	**0**
22/01583/FUL	77 Wyle Cop, Shrewsbury, Shropshire, SY1 1UT	06/06/2022	6	0	6						**6**	**0**
22/01619/FUL	Proposed Residential Development Land North East Of Grove Lane, Bayston Hill, Shrewsbury, Shropshire	28/06/2022	2	0	2						**2**	**0**
22/01647/FUL	Proposed Conversion Of Outbuilding West Of Churton House, Church Pulverbatch, Shrewsbury, Shropshire	07/06/2022	1	0	1						**1**	**0**
22/01867/REM	Development Land To The South Of Oteley Road, Shrewsbury, Shropshire	25/08/2022	35	4	31	31					**31**	**0**
22/02138/FUL	8B College Hill, Shrewsbury, Shropshire, SY1 1LZ	16/12/2022	1	0	1						**1**	**0**
22/02193/FUL	Proposed Dwelling To The North East Of Rowley, Westbury, Shropshire	06/09/2022	1	0	1						**1**	**0**
22/02361/FUL	Stoneybank, Weir Road, Hanwood, Shrewsbury, SY5 8LA	13/07/2022	0	0	0						**0**	**0**
22/02503/REM	Proposed Dwelling To The East Of 16 Queensway, Wilcott, Shrewsbury, Shropshire	22/07/2022	1	0	1						**1**	**0**
22/02533/FUL	Former Public Conveniences, St Julians Friars, Shrewsbury, Shropshire	11/11/2022	1	0	1						**1**	**0**
22/02883/FUL	41B Wyle Cop, Shrewsbury, Shropshire, SY1 1XF	05/12/2022	-1	0	-1						**-1**	**0**
22/02909/FUL	Former F W Thornton, 55 - 57 Wyle Cop, Shrewsbury, Shropshire, SY1 1XJ	26/01/2023	8	0	8						**8**	**0**
22/02910/COU	Sydney House Hotel, Coton Crescent, Shrewsbury, Shropshire, SY1 2LJ	10/08/2022	0	0	0						**0**	**0**

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
22/02949/REM	Proposed Residential Development Land To The West Of Ellesmere Road, Shrewsbury, Shropshire	27/06/2019	36	0	36		20	16			**36**	**0**
22/03073/FUL	Land South Of Old Heath, Shrewsbury, Shropshire	31/08/2022	1	0	1						**1**	**0**
22/03277/FUL	South of 27 Harlescott Crescent, Shrewsbury, SY1 3AU	01/09/2022	1	0	1						**1**	**0**
22/03350/FUL	Mulberry House/Springfield House, Lower Common, Longden, Shropshire, SY5 8HB	02/02/2023	2	1	1						**1**	**0**
22/03373/FUL	Swift Water, Lower Fold, The Fold, Dorrington, Shrewsbury, Shropshire, SY5 7JD	29/11/2022	1	0	1						**1**	**0**
22/03478/FUL	16 Shrewsbury Road, Bomere Heath, Shrewsbury, Shropshire, SY4 3PD	29/09/2022	1	0	1						**1**	**0**
22/03509/FUL	Proposed Dwelling North Of Royal Oak, Pitchford Road, Condover, Shrewsbury, Shropshire	07/10/2022	1	0	1						**1**	**0**
22/03543/FUL	Proposed Residential Development Land To The South Of Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	07/07/2023	106	0	106		38	38	30		**106**	**0**
22/03752/FUL	Land Adjacent To Melville House, Station Road, Baschurch, Shropshire	23/03/2023	48	7	41						**41**	**0**
22/03877/FUL	Proposed Commercial Development Land To The South Of Hazledine Way, Shrewsbury, Shropshire	17/08/2023	42	0	42						**42**	**0**
22/03933/FUL	Land To Rear Of Number 155 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AP	31/10/2022	3	0	3						**3**	**0**
22/03957/FUL	Proposed Conversion Of Agricultural Building NW Of Wood Farm, Westbury, Shrewsbury, Shropshire	01/11/2022	1	0	1						**1**	**0**
22/04283/FUL	Proposed Dwelling West Of 18, The Mount, Shrewsbury, Shropshire	16/11/2022	1	0	1						**1**	**0**
22/04331/REM	Proposed Development Land To The South Of Meole Brace Retail Park, Shrewsbury, Shropshire	13/02/2023	150	19	131	50	50	31			**131**	**0**
22/04356/FUL	Proposed Grooms Accommodation At Longner Hall, Uffington, Shrewsbury, Shropshire	29/11/2022	1	0	1						**1**	**0**
22/04636/FUL	Barns To The North East Of Manor Farm, Preston Gubbals, Shrewsbury, Shropshire	27/01/2023	1	0	1						**1**	**0**
22/04728/FUL	Fenemere Lane Farm, Fenemere, Baschurch, Shrewsbury, Shropshire, SY4 2JB,	07/02/2023	0	0	0						**0**	**0**
22/04860/FUL	The Anchor Inn, Gloucester Road, Shrewsbury, Shropshire, SY1 3PR	12/01/2024	13	0	13						**13**	**0**
22/04892/FUL	Tythe House Farm, Ford Heath, Shrewsbury, Shropshire, SY5 9GD	27/02/2023	1	0	1						**1**	**0**
22/04916/FUL	Proposed Affordable Dwelling West Of The Clamp, Shrawardine, Shrewsbury, Shropshire	13/11/2023	1	0	1						**1**	**0**
22/04923/FUL	23 Belle Vue Road, Shrewsbury, Shropshire, SY3 7LN	23/12/2022	2	0	2						**2**	**0**
22/04981/FUL	62 Longden Road, Shrewsbury, Shropshire, SY3 7HG	21/12/2022	2	0	2						**2**	**0**
22/05020/FUL	Land Adj Brewery House, Longden Coleham, Shrewsbury, Shropshire	03/01/2023	1	0	1						**1**	**0**
22/05153/OUT	Phase 2 Proposed Development Land West Of Nesscliffe Hotel, Nesscliffe, Shrewsbury, Shropshire	12/09/2023	6	0	6						**6**	**0**
22/05291/FUL	Gables Farm, Uffington, Shrewsbury, Shropshire, SY4 4SE	17/01/2023	1	0	1						**1**	**0**
22/05535/FUL	Stanwardine Hall, Stanwardine In The Wood, Cockshutt, Shropshire, SY12 0JL	03/03/2023	1	0	1						**1**	**0**

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22/05537/FUL	Proposed Dwelling To The East Of, Upper Road, Shrewsbury, Shropshire	06/02/2023	1	0	1						**1**	**0**
22/05603/FUL	17 Honeysuckle Row, Shrewsbury, Shropshire, SY3 7TW	08/03/2023	0	0	0						**0**	**0**
22/05703/FUL	Residential Development Land At Former Water Tower, Wilcot Avenue, Wilcott, Shrewsbury, Shropshire	21/03/2023	4	0	4						**4**	**0**
23/00391/FUL	Proposed Barn Conversion At Upper Cothercott, Pulverbatch, Shrewsbury, Shropshire	25/05/2023	1	0	1						**1**	**0**
23/00455/FUL	39 - 40 Castle Street, Shrewsbury, Shropshire, SY1 2BW	17/04/2023	1	0	1						**1**	**0**
23/00785/FUL	Nesscliffe Hotel, Holyhead Road, Nesscliffe, Shrewsbury, Shropshire, SY4 1DB	20/04/2023	1	0	1						**1**	**0**
23/00797/FUL	Berwick House, Berwick Road, Upper Berwick, Shrewsbury, Shropshire, SY4 3HW	14/04/2023	-1	0	-1						**-1**	**0**
23/00993/FUL	Zions Hill Presbyterian Chapel, Baschurch Road, Bomere Heath, Shrewsbury, Shropshire	10/05/2023	1	0	1						**1**	**0**
23/01082/COU	15 Shorncliffe Drive, Shrewsbury, Shropshire, SY3 8TE	27/04/2023	-1	0	-1						**-1**	**0**
23/01480/FUL	148 Sutton Road, Shrewsbury, Shropshire, SY2 6QT	26/05/2023	1	0	1						**1**	**0**
23/01487/FUL	Evadere, Battlefield, Shrewsbury, Shropshire, SY4 4AA	01/06/2023	0	0	0						**0**	**0**
23/01496/FUL	Pen Y Fron, Westbury, Shrewsbury, Shropshire, SY5 9RL	25/05/2023	0	0	0						**0**	**0**
23/01535/FUL	TSB Bank Plc, 45 High Street, Shrewsbury, Shropshire, SY1 1ST	23/05/2023	4	0	4						**4**	**0**
23/01592/FUL	Upper Floors 12 And 13 Mardol Head, Shrewsbury, Shropshire, SY1 1HD	27/06/2023	8	0	8						**8**	**0**
23/01792/OUT	125 Wenlock Road, Shrewsbury, Shropshire, SY2 6JX	11/08/2023	1	0	1						**1**	**0**
23/01854/FUL	Salopian Sports, 17 Wyle Cop, Shrewsbury, Shropshire, SY1 1XB	21/06/2023	3	0	3						**3**	**0**
23/01903/FUL	94 Longden Road, Shrewsbury, Shropshire, SY3 7HS	17/07/2023	3	0	3						**3**	**0**
23/01945/FUL	Montpelier House, Belle Vue Road, Shrewsbury, Shropshire, SY3 7NR	04/07/2023	1	0	1						**1**	**0**
23/02093/FUL	3 Holyhead Road, Nesscliffe, Shrewsbury, Shropshire	06/07/2023	1	0	1						**1**	**0**
23/02124/FUL	The Stables, Limes Paddock, Dorrington, Shrewsbury, Shropshire, SY5 7LF	29/08/2023	0	0	0						**0**	**0**
23/02235/FUL	86 Whitemere Road, Shrewsbury, Shropshire, SY1 3DD	25/07/2023	1	0	1						**1**	**0**
23/02549/FUL	Workshop Adjacent Glencoe, Walford Heath, Shrewsbury, Shropshire, SY4 3AZ	07/11/2023	1	0	1						**1**	**0**
23/02584/FUL	6 Merrington, Bomere Heath, Shrewsbury, Shropshire, SY4 3QE	13/09/2023	0	0	0						**0**	**0**
23/02695/FUL	Proposed Residential Development Land To The North Of Betley Lane, Bayston Hill, Shrewsbury, Shropshire	10/08/2023	2	0	2						**2**	**0**
23/02790/FUL	31 Nibs Heath, Montford Bridge, Shrewsbury, Shropshire, SY4 1HL	21/08/2023	0	0	0						**0**	**0**
23/03074/FUL	Coton Hill House, Berwick Road, Shrewsbury, Shropshire, SY1 2PG	10/10/2023	-15	0	-15						**-15**	**0**
23/03165/FUL	Lloyds Bank Plc, 6 Mount Pleasant Road, Shrewsbury, Shropshire, SY1 3BQ	15/09/2023	1	0	1						**1**	**0**
23/03443/FUL	Ferndale, 1 Monday Town, Westbury, Shrewsbury, Shropshire, SY5 9HG	21/11/2023	0	0	0						**0**	**0**
23/03503/FUL	Former HSS Hire Shop, St Michaels Street, Shrewsbury, Shropshire, SY1 2ES	24/11/2023	8	0	8						**8**	**0**

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23/03578/FUL	Fenemere Manor, Fenemere, Baschurch, Shropshire, SY4 2JG	25/09/2023	1	0	1						**1**	**0**
23/03634/FUL	Eye Manor, Eaton Constantine, Shrewsbury, Shropshire, SY5 6SQ	23/10/2023	1	0	1						**1**	**0**
23/03662/FUL	5 Alverley Close, Shrewsbury, Shropshire, SY3 8LS	02/10/2023	0	0	0						**0**	**0**
23/03766/FUL	19 Kennedy Road, Shrewsbury, Shropshire, SY3 7AB	16/01/2024	0	0	0						**0**	**0**
23/03843/FUL	Land At William Farr House, Mytton Oak Road, Shrewsbury, Shropshire, SY3 8XL	12/02/2024	76	0	76			76			**76**	**0**
23/03972/FUL	Bicton Heath House, Knowsley Drive, Bicton Heath, Shrewsbury, SY3 5DH	07/02/2024	4	0	4						**4**	**0**
23/04053/FUL	Barkers House, Withington, Shrewsbury, Shropshire, SY4 4QG	22/11/2023	0	0	0						**0**	**0**
23/04227/FUL	3 New Street, Shrewsbury, Shropshire, SY3 8JN	15/12/2023	1	0	1						**1**	**0**
23/04421/FUL	Talbot House, Market Street, Shrewsbury, Shropshire, SY1 1LG	05/12/2023	1	0	1						**1**	**0**
23/04744/FUL	The Belvidere, Crowmere Road, Shrewsbury, SY2 5LA	07/02/2024	9	0	9						**9**	**0**
23/05287/FUL	Proposed Residential Development To The South Of Cross Lane, Bayston Hill, Shrewsbury, Shropshire	30/01/2024	2	0	2						**2**	**0**
23/05453/VAR	Proposed Residential Development Land West Of Ye Old Farm, Stapleton, Shrewsbury, Shropshire	19/03/2024	3	0	3						**3**	**0**
23/05460/FUL	Barn At Norton House, Bings Heath, Shrewsbury, Shropshire	07/02/2024	1	0	1						**1**	**0**
23/05502/FUL	First And Second Floor, 32 High Street, Shrewsbury, Shropshire, SY1 1SF	08/03/2024	2	0	2						**2**	**0**
24/00030/FUL	1 Claremont Bank, Shrewsbury, Shropshire, SY1 1RW	06/03/2024	1	0	1						**1**	**0**
24/00243/FUL	17A Swan Hill, Shrewsbury, Shropshire, SY1 1NL	15/03/2024	1	0	1						**1**	**0**
SA/06/1793/F	Land R/O 57 Port Hill Road, Shrewsbury	29/03/2007	4	0	4						**4**	**0**
SA/07/1307/F	The Coach House, Wilcot Hall, Wilcot, Shrewsbury	27/11/2007	2	0	2						**2**	**0**
SA/08/0330/F	5, 6 & 7 St Austins Street, Shrewsbury	23/05/2008	7	0	7						**7**	**0**
SA/08/1520/F	Marche Manor, Marche Lane, Halfway House, Shrewsbury	26/06/2009	7	0	7						**7**	**0**
SA/09/0171/F	Dorrington Grove, Leebotwood, Church Stretton	26/06/2009	1	0	1						**1**	**0**
09/01981/FUL	Common Wood Farm, Common Wood, Wem, Shrewsbury	18/12/2009	3	1	2						**2**	**0**
09/03968/FUL	Moston Grange, Moston, Stanton, Shrewsbury	23/02/2010	4	0	4						**4**	**0**
10/01997/FUL	Grafton Farm, Loppington, Shrewsbury	26/05/2011	3	1	2						**2**	**0**
11/03525/FUL	Firdene, Ellesmere Road, Harmer Hill, Shrewsbury	16/12/2011	5	1	4						**4**	**0**
14/05192/REM	Jubilee Cottage, Jubilee Street, Clive, Shrewsbury, Shropshire, SY4 3JZ	25/02/2015	2	0	2						**2**	**0**
16/03150/FUL	Outbuildings At The Rookery, Northwood, Shrewsbury, Shropshire	25/04/2017	2	0	2						**2**	**0**
18/00824/FUL	Shawbury Park, Shawbury, Shropshire	03/09/2018	4	0	4						**4**	**0**
19/05452/FUL	Mossley Well Farm, Whixall, Whitchurch, Shropshire, SY13 2SA	28/05/2020	1	0	1						**1**	**0**
20/00902/FUL	North Of Woodmill Farm, Platt Lane, Ellerdine, Shropshire	23/04/2020	2	0	2						**2**	**0**
20/01054/OUT	Land West Of Lowe Hill Road, Wem, Shropshire	28/01/2022	100	0	100			25	25	25	**75**	**25**
20/01876/FUL	Burlton Grange, Burlton, Shrewsbury, Shropshire, SY4 5SX	24/02/2022	7	0	7						**7**	**0**
20/02120/FUL	Preston Farm, Preston Brockhurst, Shrewsbury, Shropshire, SY4 5QA	17/12/2020	4	0	4						**4**	**0**
20/02123/FUL	Proposed Barn Conversions North Of Bridleway Gate Farm, Preston Brockhurst, Shrewsbury, Shropshire	02/08/2024	5	0	5						**5**	**0**

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20/02393/REM	Land At Sleap, Harmer Hill, Shropshire	09/12/2020	1	0	1						**1**	**0**
20/03017/FUL	Land South The Little Wickett, Rye Bank, Wem, Shropshire	08/11/2021	1	0	1						**1**	**0**
20/03624/FUL	Woodland Farm, Wytheford Road, Shawbury, Shrewsbury, Shropshire, SY4 4JQ	15/09/2021	1	0	1						**1**	**0**
20/04246/FUL	Heath Farm House, Painsbrook Lane, Hadnall, SY4 4BB	01/03/2021	0	0	0						**0**	**0**
21/02184/FUL	19 - 21 High Street, Wem, Shropshire, SY4 5DG	24/06/2021	1	0	0						**0**	**0**
21/02214/FUL	The Red Castle, Ellesmere Road, Harmer Hill, Shrewsbury, Shropshire, SY4 3EB	17/09/2021	3	0	3						**3**	**0**
21/02645/FUL	Proposed Residential Barn Conversion At Whixall Hall, Whixall, Shropshire	23/02/2022	2	0	2						**2**	**0**
21/03070/FUL	Greystones, Butlers Bank, Shawbury, Shrewsbury, Shropshire, SY4 4HG	26/10/2022	2	0	2						**2**	**0**
21/04520/FUL	Land At Aston, Aston Village, Aston, Wem, SY4 5JH	24/03/2022	1	0	1						**1**	**0**
21/04697/FUL	Barn Adj. To Evenwood, 10 Lacon Holdings, Soulton Road, Soulton, Wem, Shropshire	24/11/2021	1	0	1						**1**	**0**
21/05036/FUL	Golf Pros House (Lyle House), Hawkstone Park Golf Course, Weston Under Redcastle, Shrewsbury, Shropshire, SY4 5UY	08/12/2021	-1	0	-1						**-1**	**0**
22/00805/FUL	Land East Of Rack Lane Garage, Rack Lane, Whixall, Shropshire	06/10/2022	2	0	2						**2**	**0**
22/01114/FUL	Saracens, Shrewsbury Road, Hadnall, Shrewsbury, Shropshire, SY4 4AG	10/06/2022	0	0	0						**0**	**0**
22/01290/FUL	Land South Hall Drive, Hadnall, Shropshire	17/07/2023	4	0	4						**4**	**0**
22/01334/FUL	Barns At Booley House, Booley, Stanton Upon Hine Heath, Shropshire	18/11/2022	5	0	5						**5**	**0**
22/02398/FUL	Land East Of New Street, Wem, Shropshire	13/07/2022	1	0	1						**1**	**0**
22/03199/FUL	Horton Farm, Horton, Wem, Shrewsbury, Shropshire, SY4 5ND	16/01/2023	2	0	2						**2**	**0**
22/04033/FUL	The Chalet, Lee Brockhurst, Shrewsbury, Shropshire, SY4 5SA	21/11/2022	0	0	0						**0**	**0**
22/05030/FUL	Coed Hill, Aston Road, Wem, Shrewsbury, Shropshire, SY4 5JD	12/01/2023	2	0	2						**2**	**0**
23/00059/FUL	Old Post Office And Buildings To The Rear 25 High Street, Wem, Shrewsbury, Shropshire, SY4 5DG	18/04/2023	8	0	8						**8**	**0**
23/00873/FUL	Edinburgh House, New Street, Wem	24/01/2024	28	0	28						**28**	**0**
23/00898/FUL	Oakwood Grange, Bings Heath, Astley, Shropshire, SY4 4BY	26/04/2023	0	0	0						**0**	**0**
23/00942/FUL	Woodstyle Farm, Shrewsbury Road, Grinshill, Shrewsbury, Shropshire, SY4 3LJ	07/06/2023	7	0	7						**7**	**0**
23/01325/FUL	Proposed Local Needs Dwelling North Of 14 Waterloo, Whixall, Shropshire	31/08/2023	1	0	1						**1**	**0**
23/01451/FUL	13 Mytton Lane, Shawbury, Shrewsbury, Shropshire, SY4 4JE	16/05/2023	0	0	0						**0**	**0**
23/02012/OUT	Land Rear Of The Maltings, 119 High Street, Wem, Shropshire	19/07/2023	1	0	1						**1**	**0**
23/02662/FUL	10 - 12 High Street, Wem, Shropshire	15/08/2023	3	0	3						**3**	**0**
23/02681/FUL	The Archways, Brookside, Myddle, Shropshire, SY4 3RR	20/10/2023	1	0	1						**1**	**0**
23/02689/FUL	Pinfold Farm, Northwood, Wem, Shrewsbury, Shropshire, SY4 5NP	18/01/2024	1	0	1						**1**	**0**
23/03093/FUL	The Stables, Booley Road, Stanton Upon Hine Heath, Shropshire, SY4 4LP	01/02/2024	1	0	1						**1**	**0**

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
23/03256/FUL	Land Rear 73 High Street, Wem, Shrewsbury, Shropshire, SY4 6ND	06/12/2023	1	0	1						**1**	**0**
23/03572/FUL	The Lodge, Shrewsbury Road, Shawbury, Shrewsbury, Shropshire, SY4 4NN	02/10/2023	1	0	1						**1**	**0**
23/03817/FUL	Proposed Residential Barn Conversions At Preston Springs Farm, Palms Hill, Wem, Shropshire	25/01/2024	3	0	3						**3**	**0**
23/04675/FUL	Coton Methodist Church, Coton, Whitchurch, Shropshire, SY13 3LT	08/12/2023	1	0	1						**1**	**0**
23/04757/FUL	Proposed Barn Conversions At The Pools Farm, Ellesmere Road, Wem, Shropshire	05/02/2024	3	0	3						**3**	**0**
23/04895/FUL	26 - 28 Aston Street, Wem, Shrewsbury, Shropshire, SY4 5AY	19/02/2024	6	0	6						**6**	**0**
23/05236/FUL	Proposed Residential Barn Conversions SW Of Brockhurst Farm, Aston, Wem, Shropshire	12/02/2024	2	0	2						**2**	**0**
NS/05/00423/FUL	Northwood Farm, Northwood, Wem, Shrewsbury	10/05/2005	3	0	3						**3**	**0**
NS/07/01589/FUL	Barn At Hazels Road, Stanton Upon Hine Heath, Shropshire	03/10/2007	1	0	1						**1**	**0**
NS/07/02302/FUL	Coton House Farm, Station Road, Prees, Whitchurch	31/01/2008	5	0	5						**5**	**0**
NS/08/01981/FUL	Myrtle Villa, New Street, Wem, Shrewsbury	07/01/2009	3	0	3						**3**	**0**
10/04536/FUL	Land Adj. 8 Calverhall, Whitchurch, SY13 4PE	08/12/2010	1	0	1						**1**	**0**
10/05259/FUL	Tilstock Hall, Tilstock, Whitchurch, SY13 3NR	04/04/2011	7	1	6						**6**	**0**
11/05484/FUL	Land Adj Wood View, Lacon Street, Prees, Whitchurch	24/05/2012	2	1	1						**1**	**0**
12/03618/FUL	Barns At Broughall House Farm, Ash Road, Whitchurch	12/02/2013	3	1	2						**2**	**0**
14/03664/FUL	Proposed Residential Development South Of The Gables Farm, Calverhall Road, Ightfield, Shropshire	24/05/2019	9	0	9						**9**	**0**
15/05307/REM	Gro Continental Ltd, Heathwood Road, Higher Heath, Whitchurch	06/01/2017	115	26	89	10	10	10	10	10	**50**	**39**
16/00749/REM	Land Adjacent To Heathfields, Golf House Lane, Prees Heath, Shropshire	07/06/2016	2	1	1						**1**	**0**
16/02933/FUL	Proposed Dwelling West Of The Spinney, Heathwood Road, Higher Heath, Whitchurch, Shropshire	22/09/2016	1	0	1						**1**	**0**
16/04460/FUL	5 Mill Street, Whitchurch, Shropshire, SY13 1SE	14/12/2018	7	0	7						**7**	**0**
16/04830/FUL	First Floor, 16 Station Road, Whitchurch, Shropshire, SY13 1RF	01/12/2016	1	0	1						**1**	**0**
17/00489/FUL	Herald Printers, Newtown, Whitchurch, SY13 1BH	06/06/2017	9	0	9						**9**	**0**
17/03076/REM	Land Off Alport Road, Whitchurch, Shropshire, SY13 1NR	31/01/2018	90	76	14	14					**14**	**0**
17/03955/REM	Land Adjacent To The Croft, Towers Drive, Higher Heath, Whitchurch, Shropshire	13/08/2014	1	0	1						**1**	**0**
17/05290/FUL	Hinton Lodge, Hinton, Whitchurch, Shropshire, SY13 4HB	13/09/2018	1	0	1						**1**	**0**
18/00552/REM	Storage Land And Premises (former Dairy), Mile Bank Road, Whitchurch, Shropshire	10/10/2022	70	0	70		25	25	20		**70**	**0**
18/05749/FUL	Holly Dale, Golf House Lane, Prees Heath, Shropshire, SY13 3JU	10/05/2019	0	0	0						**0**	**0**
19/01360/FUL	Rose Cottage, Whitchurch Road, Prees, Shropshire, SY13 3JZ	02/05/2019	0	0	0						**0**	**0**
19/01553/FUL	Proposed Residential Development Land To The West Of Wayland Close, Whitchurch, Shropshire	04/06/2019	2	0	2						**2**	**0**
19/01935/FUL	12 Bredwood Arcade, 10 Green End, Whitchurch, Shropshire, SY13 1AD	04/07/2019	1	0	1						**1**	**0**
19/02962/FUL	Mickley, Tern Hill, Shropshire	20/08/2021	2	0	2						**2**	**0**

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
19/04078/FUL	2 Sunset View, Alkington Road, Whitchurch, Shropshire, SY13 1TA	20/12/2019	1	0	1						**1**	**0**
19/04649/FUL	The Lighteach, Lighteach Road, Prees, Whitchurch, Shropshire, SY13 2DR	14/02/2020	1	0	1						**1**	**0**
20/00516/FUL	Elmhurst Nursing Home, Armoury Lane, Prees, SY13 2EN	07/04/2020	11	0	11						**11**	**0**
20/00686/FUL	The Lighteach, Lighteach Road, Prees, SY13 2DR	26/05/2020	3	0	3						**3**	**0**
20/00961/FUL	White House Farm, Nantwich Road, Broughall, Whitchurch, SY13 4AE	18/11/2020	1	0	1						**1**	**0**
20/01284/FUL	Pauls Moss Community Room, Pauls Moss, Whitchurch, Shropshire, SY13 1HH	28/05/2020	4	0	4						**4**	**0**
20/03529/FUL	Land Adjacent Roseleigh, Wrexham Road, Whitchurch, Shropshire	13/07/2021	33	0	33						**33**	**0**
20/03719/FUL	Proposed Barn Conversion East Of Rose Mount, Broughall, Whitchurch, Shropshire	09/11/2020	1	0	1						**1**	**0**
20/03772/FUL	The Bungalow, Rear Of Lord Hill House, Mill Street, Whitchurch, Shropshire, SY13 1SE	30/11/2020	-1	0	-1						**-1**	**0**
20/04134/FUL	Le Grand Nursing Home, Tilstock Lane, Tilstock, SY13 3JL	27/04/2021	-17	0	-17						**-17**	**0**
20/04434/FUL	Proposed Residential Development Land And Care Home West Of Whitchurch Road, Prees, Shropshire	23/07/2021	27	0	27						**27**	**0**
20/05322/REM	Proposed Residential Development Land To The East Of Ballacraine, Heathwood Road, Higher Heath, Whitchurch, Shropshire	05/05/2021	2	1	1						**1**	**0**
21/00516/FUL	10 Green End, Whitchurch, Shropshire, SY13 1AA	26/03/2021	1	0	1						**1**	**0**
21/01016/FUL	Nosregor The Bungalow, Sandford, Whitchurch, Shropshire, SY13 2HZ	28/05/2021	0	0	0						**0**	**0**
21/02288/FUL	Brades Farm, Brades Road, Prees, Whitchurch, Shropshire, SY13 2DX	16/03/2022	3	0	3						**3**	**0**
21/02736/OUT	The Oaklands, Waymills, Whitchurch, Shropshire	15/12/2022	7	0	7						**7**	**0**
21/04530/FUL	Church Farm, Church Lane, Ash Magna, Shropshire, SY13 4EA	08/02/2023	1	0	1						**1**	**0**
21/04580/FUL	Fields Farm, Alkington, Whitchurch, Shropshire, SY13 3NH	16/11/2022	4	0	4						**4**	**0**
21/05340/REM	Silver Birch, Mill Lane, Higher Heath, Whitchurch, SY13 2HR	17/12/2021	5	0	5						**5**	**0**
22/00992/FUL	Former Nursing Home, Ash, Shropshire, SY13 4DL	01/09/2022	1	0	1						**1**	**0**
22/01075/FUL	The Bracknell, 16 Ash Magna, Whitchurch, Shropshire, SY13 4DR	05/05/2022	1	0	1						**1**	**0**
22/01737/COU	Dodington Lodge Hotel, Dodington, Whitchurch, Shropshire, SY13 1EN	24/06/2022	1	0	1						**1**	**0**
22/02988/OUT	Ambulance Station Site, Queensway, Whitchurch, Shropshire	08/11/2022	5	0	5						**5**	**0**
22/03116/REM	Proposed Agricultural Workers Dwelling South Of Home Farm, Black Park Road, Black Park, Whitchurch, Shropshire	12/10/2022	1	0	1						**1**	**0**
22/03298/FUL	Proposed Residential Development To The West Of Shrewsbury Street, Prees, Shropshire	21/05/2021	5	0	5						**5**	**0**
22/03547/FUL	Cartref, Brades Road, Prees, Whitchurch, Shropshire, SY13 2DX	26/09/2022	0	0	0						**0**	**0**
22/03708/FUL	Proposed Residential Development Land To The North Of Waymills, Whitchurch, Shropshire	01/03/2023	53	5	48	25	23				**48**	**0**
22/04360/FUL	Land West Tilstock Road, Whitchurch, Shropshire	26/05/2023	561	0	561	50	75	75	75	75	**350**	**211**

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
22/04611/COU	Pine Lodge , London Road, Higher Heath, Whitchurch, Shropshire, SY13 2JA	24/11/2022	-1	0	-1						**-1**	**0**
22/04884/OUT	Land Rear 2 And 4 Alkington Road, Whitchurch, Shropshire, SY13 1EH	11/01/2023	1	0	1						**1**	**0**
22/05679/FUL	34 Green End, Whitchurch, Shropshire, SY13 1AA	12/02/2023	1	0	1						**1**	**0**
23/00046/FUL	Land West Of Wayland Close, Whitchurch, Shropshire	09/03/2023	2	0	2						**2**	**0**
23/00434/FUL	Brereton, Heathwood Road, Higher Heath, Whitchurch, Shropshire, SY13 2HH	11/04/2023	1	0	1						**1**	**0**
23/00833/FUL	Outbuilding North The Lighteach, Lighteach Road, Prees, Whitchurch, Shropshire, SY13 2DR	31/05/2023	1	0	1						**1**	**0**
23/00956/FUL	2 Oak Tree Way, Whitchurch, Shropshire, SY13 1RZ	27/04/2023	1	0	1						**1**	**0**
23/01205/FUL	30 - 32 High Street, Whitchurch, Shropshire, SY13 1AU	27/04/2023	1	0	1						**1**	**0**
23/01684/FUL	Dodington Surgery, 29 Dodington, Whitchurch, Shropshire, SY13 1EL	04/10/2023	5	0	5						**5**	**0**
23/02761/FUL	Le Grand Nursing Home, Tilstock, Whitchurch, Shropshire, SY13 3JL	10/08/2023	2	0	2						**2**	**0**
23/03342/FUL	Dodington Lodge, Dodington, Whitchurch, Shropshire, SY13 1EN	28/02/2024	11	0	11						**11**	**0**
23/03374/OUT	Navarac, Golf House Lane, Prees Heath, Whitchurch, Shropshire, SY13 3JU	12/09/2023	0	0	0						**0**	**0**
23/04392/FUL	Park Cottage, 15 Hollins Lane, Tilstock, Whitchurch, Shropshire, SY13 3NU	04/12/2023	0	0	0						**0**	**0**
23/04626/FUL	First Floor Office, 16 - 18 Watergate Street, Whitchurch, Shropshire, SY13 1DW	14/12/2023	2	0	2						**2**	**0**
23/04826/FUL	Alandale, Preeswood, Prees, Whitchurch, Shropshire, SY13 2EL	08/01/2024	0	0	0						**0**	**0**
23/05070/FUL	33 Tilstock, Whitchurch, Shropshire, SY13 3NR	27/02/2024	-1	0	-1						**-1**	**0**
23/05146/FUL	Lower Blackoe Farm, Alkington, Whitchurch, Shropshire, SY13 3NX	19/01/2024	2	0	2						**2**	**0**
23/05228/FUL	7 Burleydam Road, Ightfield, Whitchurch, Shropshire, SY13 4BW	12/02/2024	0	0	0						**0**	**0**
23/05267/FUL	Hibbert LLP, 29 St Marys Street, Whitchurch, Shropshire, SY13 1RA	02/02/2024	1	0	1						**1**	**0**
23/05469/FUL	29 Pear Tree Lane, Whitchurch, Shropshire, SY13 1NG	09/02/2024	0	0	0						**0**	**0**
NS/02/00850/FUL	Barn Adj To Firestone House, Shrewsbury Street, Prees, Whitchurch	28/11/2002	2	1	1						**1**	**0**
NS/02/01074/FUL	Hinton Bank Farm, Hinton, Whitchurch	27/06/2003	3	0	3						**3**	**0**
NS/06/01287/FUL	Herald Printers, Newtown, Whitchurch, SY13 1BH	06/07/2006	12	0	12						**12**	**0**
NS/07/01484/FUL	7 The Hermitage, Church Street, Whitchurch	17/09/2007	1	0	1						**1**	**0**

Total Years 1-5: 6,771
10% Allowance Years 1-5: 677
Total After 10% Allowance: 6,094

Appendix B. Deliverability of Sites for Major Development with Outline Planning Permission at 31st March 2024

Planning Application	Address	Date of Decision	Deliverability
21/01136/FUL	Proposed Residential Development Land To The South Of Chirbury, Shropshire	05/06/2023	Sites allocated within the SAMDev Plan Allocation (CHIR001). The Application is a Hybrid Planning Permission, with 13 dwellings benefiting from Full Permission and 27 dwellings benefiting from Outline Permission. The component of the site with Full Permission is ongoing and will facilitate the wider development. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.
21/05023/OUT	Proposed Residential And Commercial Development Land, Tasley, Bridgnorth, Shropshire	06/03/2024	Sites allocated within the SAMDev Plan Allocation (BRID001, BRID020a and BRID020b (linked to ELR011a and ELR011b)). Reserved Matters Application (24/01598/REM) pending consideration for phases 1 and 7. The applicant is a developer, Crest Nicholson. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.
20/02270/OUT	Land Adjacent To Glen Havon, Dudleston Heath, Shropshire	22/03/2022	Recent consent on a SAMDev Plan Allocation DUDH006. Reserved Matters Permission (23/04047/REM) granted for 29 dwellings post 31st March 2024 and development has now commenced. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.
22/01789/OUT	Station Yard, Pipe Gate, Market Drayton, Shropshire	26/06/2023	This Outline Planning Permission is for phase 2 of an ongoing development. The applicant is a developer, Woodcock Developments Limited. Phase 1 of the development was granted Full Planning Permission (21/02241/FUL), with the same applicant and is ongoing. It is expected that phase 2 will follow on, with the custom-build component of the scheme undertaken by the applicant alongside self-builders. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.
23/04420/OUT	Site Of Universal House, Milton Drive, Market Drayton, Shropshire	22/03/2024	Reserved Matters Permision (24/02184/REM) granted post 31st March 2024. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.
19/05560/OUT	Ironbridge Power Station, Buildwas Road, Ironbridge, Telford, Shropshire, TF8 7BL	16/09/2022	Proposed strategic allocation within the draft Shropshire Local Plan. Development co-ordinated by a Masterplanner - Harworth Group PLC. Various Full and Reserved Matters Permissions for enabling and infrastructure works granted and works undertaken. Further Reserved Matters pending consideration for enabling works, particularly earchworks. Extensive investment, demolition and enabling works undertaken to prepare the site for redevelopment. Reserved Matters Permission (24/02380/REM) granted for phase 1a consisting of 107 dwellings. The applicant is Barratt David Wilson Homes and development has commenced. Reserved Matters Application (24/03660/REM pending consideration for phase 2a consisting of 202 dwellings. The applicant is Taylor Wimpey. Numerous other Reserved Matters are pending consideration to facilitate other residential phases of development on the site.
16/02594/OUT	Proposed Development Land To The North Of Shrewsbury Road, Oswestry	22/04/2020	Site was allocated within the SAMDev Plan (OSW024). Reserved Matters Permission (21/04449/REM) granted for the first phase of development under this Outline Planning Permission (284 dwellings). The applicant is a developer (Pickstock Homes). Development has commenced. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years. The component of the site subject to Outline Planning Permission is expected to follow-on from that with Reserved Matters Permission.

Planning Application	Address	Date of Decision	Deliverability
19/04202/OUT	Lord Hill Hotel, Abbey Foregate, Shrewsbury, Shropshire, SY2 6AX	07/09/2021	This is a Hybrid Planning Permission (19/04202/OUT). Full Planning Permission granted for conversion of the listed hotel into 4 dwellings, which has recently been completed. Outline Planning Permission granted for residential development to the rear of the hotel following demolition of certain existing buildings. Full Planning Permission (22/01013/FUL) subsequently granted for demolition of certain existing buildings, which has been undertaken. Full Planning Application (24/04102/FUL) now pending consideration for the erection fo 3 apartment buildings. The applicant is a developer - SY Homes with known interest in progressing the element of the site subject to Outline Planning Permission. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.
20/05065/OUT	Flax Mill, Spring Gardens, Shrewsbury, Shropshire	10/05/2021	Site allocated within the SAMDev Plan Allocation (SHREW198). Hybrid Planning Permission (20/05065/OUT) granted, which includes 120 dwellings. Extensive works have been undertaken on the site: -Full Planning Permissions granted for works to the main mill, dye and stove houses and silos. Works on each of these buildings have either commenced or been completed. -Another Full Planning Application granted for off-site works to the highway, these works are ongoing. -On 3rd March 2023, a Compulsory Purchase Order pursuant to section 226(1)(a) of the Town and Country Planning Act 1990 to assemble the land required to deliver the mixed-use development comprising residential accommodation, together with commercial, business and service uses being a key element of the wider regeneration of Shrewsbury Flaxmill Maltings was approved. -Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years. -The Historic England Shrewsbury Flaxmill Maltings Website includes *"Historic England is looking to commence the marketing of the wider site later in 2024 with a view to appointing an appropriate Development Partner with the necessary experience and track record in the delivery of similar schemes in early 2025."* They then specify the expectation that the earliest start date is early 2026. www.shrewsburyflaxmillmaltings.org.uk/feature/wider-site-plans-at-shrewsbury-flaxmill-maltings/
21/05743/OUT	Land Off Ellesmere Road, Hencote, Shrewsbury, Shropshire	02/03/2023	Planning Permission granted at appeal. Appellants confirmed intention for the site to be built-out by 2026. Operator for the Care Home associated with the site. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.
20/01054/OUT	Land West Of Lowe Hill Road, Wem, Shropshire	28/01/2022	Site allocated within the SAMDev Plan Allocation (WEM003). Outline Planning Permission granted at appeal. Reserved Matters Application (24/04470/REM) now pending consideration. The applicant is a developer - Persimmon Homes. Known developer interest. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.

Appendix C. Sites with a Prior Approval decision at 31st March 2024

Prior Approval	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
15/00652/PMBPA	Barn North Of B4364, Faintree, Bridgnorth, Shropshire	24/03/2015	2	0	2						**2**	**0**
15/02604/PMBPA	Sydnall Barn, Middleton Priors, Bridgnorth, Shropshire, WV16 6UN	26/08/2015	3	0	3						**3**	**0**
19/04951/PMBPA	Barn At Roundabout Farm, Roughton, Bridgnorth, Shropshire	15/01/2020	2	0	2						**2**	**0**
20/02945/PMBPA	Sutton Farm, Claverley, Wolverhampton, Shropshire, WV5 7DD	22/09/2021	5	0	5						**5**	**0**
21/02066/PMBPA	Proposed Barn Conversion North Of Wadeley Farm, Glazeley, Bridgnorth, Shropshire	03/06/2021	2	0	2						**2**	**0**
21/02759/PMBPA	Proposed Barn Conversion South East Of Roughton, Bridgnorth, Shropshire	08/09/2021	5	0	5						**5**	**0**
21/03948/BDD	Yeldron, Nordley, Bridgnorth, Shropshire, WV16 4SU	21/10/2021	1	0	1						**1**	**0**
22/01769/PMBPA	Barn North West Of Chesterton Mill, Chesterton, Bridgnorth, Shropshire	10/06/2022	1	0	1						**1**	**0**
22/02293/PMBPA	Proposed Barn Conversion North Of High Barns Farm, Six Ashes, Shropshire	13/07/2022	1	0	1						**1**	**0**
23/04273/PA3MA	The Bungalow, Innage Grange, Innage Lane, Bridgnorth, Shropshire, WV16 4HL	08/11/2023	2	0	2						**2**	**0**
23/04447/PMBPA	Draycott Farm, Draycott, Claverley, Wolverhampton, Shropshire, WV5 7EA	05/12/2023	2	0	2						**2**	**0**
23/04907/PMBPA	Proposed Conversion Of Agricultural Building, Hilton, Bridgnorth, Shropshire	24/01/2024	1	0	1						**1**	**0**
24/00299/PMBPA	Proposed Barn Conversion Barn 2 At Winchester Farm, Claverley, Shropshire	12/03/2024	1	0	1						**1**	**0**
24/00300/PMBPA	Proposed Barn Conversion Barn 1 At Winchester Farm, Claverley, Shropshire	12/03/2024	1	0	1						**1**	**0**
15/02410/PMBPA	Barns To The North West Of 29 Walkmills, Church Stretton, Shropshire	15/09/2015	2	0	2						**2**	**0**
14/04670/PMBPA	Lower Neen, Neen Savage, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8JU	26/01/2015	1	0	1						**1**	**0**
18/04109/PMBPA	Barn At Lawns Farm, Meaton, Kinlet, Shropshire, DY14 8NT	02/11/2018	1	0	1						**1**	**0**
20/04042/PMBPA	Proposed Barn Conversion NW Of Upper House Farm, Kinlet, Shropshire	03/12/2020	1	0	1						**1**	**0**
21/05678/PMBPA	Proposed Barn Conversion To The West Of Boraston Bank, Boraston, Tenbury Wells, Shropshire	25/01/2022	1	0	1						**1**	**0**
22/03001/PMBPA	Proposed Residential Barn Conversion To The West Of Neen Sollars, Shropshire	16/08/2022	1	0	1						**1**	**0**
23/00899/PMBPA	Proposed Barn Conversions South Of A4117, Hopton Bank, Hopton Wafers, Shropshire	24/04/2023	1	0	1						**1**	**0**
23/03868/PMBPA	Proposed Barn Conversion To The South Of Neen Sollars, Shropshire	03/11/2023	1	0	1						**1**	**0**
14/01912/P3JPA	The Old School House, 3A Wharf Road, Ellesmere, Shropshire, SY12 0EJ	24/06/2014	1	0	1						**1**	**0**

Prior Approval	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
22/02985/PMBPA	Barn At Meadow Bank Farm, Bryn-y-cochin, Shropshire	20/09/2022	1	0	1						**1**	**0**
23/02313/PMBPA	Proposed Residential Barn Conversions North Of Lower Sutton Farm, Hampton Loade, Bridgnorth, Shropshire	18/07/2023	2	0	2						**2**	**0**
22/02962/PMBPA	Proposed Conversion Of Agricultural Building At Batchcott, Richards Castle, Shropshire	08/08/2022	1	0	1						**1**	**0**
23/04356/PMBPA	Brick House Farm, Greete, Ludlow, Shropshire, SY8 3BZ	09/11/2023	4	0	4						**4**	**0**
21/03124/P3JPA	64, 64A, 66 Cheshire Street And 23 Queen Street, Market Drayton, Shropshire, TF9 1PR	09/08/2021	3	0	3						**3**	**0**
21/05107/PMBPA	Hall Farm, Tern Hill, Market Drayton, Shropshire, TF9 3PU	07/03/2022	1	0	1						**1**	**0**
22/03761/PA3MA	Barn India, Newcastle Road, Woore, Crewe, Shropshire, CW3 9RE	21/09/2022	1	0	1						**1**	**0**
23/03559/PMBPA	Proposed Barn Conversion At Doorway Farm, Soudley, Shropshire	12/10/2023	1	0	1						**1**	**0**
20/02868/PMBPA	Proposed Conversion Of Agricultural Building At Coach House Farm, Back Lane, Pontesford, Shrewsbury, Shropshire	29/03/2021	1	0	1						**1**	**0**
17/00263/P3JPA	Ground Floor, 64 High Street, Much Wenlock, Shropshire, TF13 6AE	21/03/2017	1	0	1						**1**	**0**
20/04998/PMBPA	Barn North West Of Ivy Cottage, Maesbrook, Shropshire	05/03/2021	1	0	1						**1**	**0**
22/01992/PA3MA	Gobowen Post Office, Old Whittington Road, Gobowen, Oswestry, Shropshire, SY11 3JL	22/07/2022	0	0	0						**0**	**0**
22/04180/PA3MA	Health Alternatives, 97 Beatrice Street, Oswestry, Shropshire, SY11 1HL	12/10/2022	1	0	1						**1**	**0**
23/03575/PA3MA	The Old Sweet Shop, 1 Lower Brook Street, Oswestry, Shropshire, SY11 2HG	10/10/2023	1	0	1						**1**	**0**
13/03254/P3JPA	20 Bradford Street, Shifnal, Shropshire, TF11 8AU	07/10/2013	4	0	4						**4**	**0**
18/01772/PMBPA	Ted's Farm Shop, Hunger Hill Farm, Sheriffhales, Shifnal, Shropshire, TF11 8SA	10/08/2018	2	0	2						**2**	**0**
22/02376/PMBPA	Barn At Longmeadow, The Wyke, Shifnal, Shropshire	12/08/2022	1	0	1						**1**	**0**
13/04982/P3JPA	The Coach House, Crescent Lane, Shrewsbury, Shropshire, SY1 1TR	14/02/2014	1	0	1						**1**	**0**
15/04721/PMBPA	Hilley Farm, Pentre, Shrewsbury, Shropshire, SY4 1BP	29/04/2016	2	0	2						**2**	**0**
20/00879/P3JPA	20 High Street, Shrewsbury, Shropshire, SY1 1SJ	06/04/2020	4	0	4						**4**	**0**
20/01785/PMBPA	Top House Farm, Vron Gate, Shrewsbury, Shropshire, SY5 9RQ	17/11/2020	2	0	2						**2**	**0**
20/04366/P3JPA	Control Techniques Ltd, Third Floor, St Marys Court, 21 St Marys Street, Shrewsbury, Shropshire, SY1 1ED	16/12/2020	1	0	1						**1**	**0**
21/01301/PMBPA	Agricultural Building At Upper Fenemere Farm, Myddlewood, Myddle, Shropshire	06/05/2022	1	0	1						**1**	**0**

Prior Approval	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
21/05585/P3JPA	9 Church Street, Shrewsbury, Shropshire, SY1 1UG	24/01/2022	1	0	1						**1**	**0**
22/02904/PIAPA	Bomere Heath Post Office, 26 Shrewsbury Road, Bomere Heath, Shrewsbury, Shropshire, SY4 3PD	28/07/2022	1	0	1						**1**	**0**
23/01889/PA3MA	Talbot House, Market Street, Shrewsbury, Shropshire, SY1 1LG	28/06/2023	13	0	13						**13**	**0**
23/04257/PMBPA	Proposed Barn Conversion South West Of Evenwood Farm, Kenley, Shrewsbury, Shropshire	15/12/2023	1	0	1						**1**	**0**
14/05605/PMBPA	Shawbury Grove Farm, Bings Heath, Astley, Shrewsbury, Shropshire, SY4 4BY	11/02/2015	1	0	1						**1**	**0**
22/01491/PMBPA	Proposed Conversion Of Storage Building NE Of Hatton Barns, High Hatton, Shrewsbury, Shropshire	17/08/2023	1	0	1						**1**	**0**
22/01990/PA3MA	Roden Grove Vets, 1 Roden Grove, Wem, Shrewsbury, Shropshire, SY4 5HG	12/10/2022	1	0	1						**1**	**0**
22/04078/PMBPA	Agricultural Buildings East Of Jubilee House, Brown Heath, Ellesmere, Shropshire	31/10/2022	1	0	1						**1**	**0**
23/01274/PMBPA	Yew Tree Farm, Horton, Wem, Shrewsbury, Shropshire, SY4 5ND	18/05/2023	2	0	2						**2**	**0**
23/02281/PMBPA	Former Dairy Building, Land East Of Muckleton Lane, Edgebolton, Shrewsbury, Shropshire	26/07/2023	1	0	1						**1**	**0**
19/03425/PMBPA	The Lighteach, Lighteach Road, Prees, Whitchurch, Shropshire, SY13 2DR	27/09/2019	3	1	2						**2**	**0**
23/02001/PA3MA	Dental Surgery, St Marys Street, Whitchurch, Shropshire, SY13 1QY	26/06/2023	1	0	1						**1**	**0**
23/05504/PMBPA	Bennions Field, Dark Lane, Whitchurch, Shropshire, SY13 4EH	23/02/2024	1	0	1						**1**	**0**

Total Years 1-5:	**103**
10% Allowance Years 1-5:	**10**
Total After 10% Allowance:	**93**

Appendix D. Sites with a 'resolution to grant' Planning Permission at 31st March 2024

Planning Application	Address	Deliverability	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
22/05723/FUL	Proposed Residential Development Land East Of Bull Ring, Claverley, Wolverhampton, Shropshire, WV5 7BF	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2024).	4	0	4						**4**	**0**
23/04666/FUL	Proposed Affordable Dwelling At Land At Highclear, Beaconhill Lane, Monkhopton, Bridgnorth, Shropshire	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2024).	1	0	1						**1**	**0**
23/05086/FUL	Proposed Affordable Dwelling SW Of The Oaks, Stone Acton Road, Wall Under Heywood, Shropshire	Affordable housing / rural worker / agricultural dwellings.	1	0	1						**1**	**0**
23/05148/FUL	Proposed Agricultural Workers Dwelling SW Of Walkmills Farm, Walkmills, Church Stretton, Shropshire	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2024).	1	0	1						**1**	**0**
23/05160/FUL	Proposed Agricultural Workers Dwelling, Land To The East Of Stottesdon, Shropshire	Affordable housing / rural worker / agricultural dwellings.	1	0	1						**1**	**0**
23/04417/OUT	The Westhope Charity, Westhope College, Westhope, Craven Arms, Shropshire, SY7 9JL	Affordable housing / rural worker / agricultural dwellings.	3	0	3						**3**	**0**
23/04152/FUL	Ash Tree Grange, Dudleston, Ellesmere, Shropshire, SY12 9EE	Conversion of an existing building, including barns.	1	0	1						**1**	**0**
23/04590/FUL	Proposed Agricultural Workers Dwelling West Of Burford, Shropshire	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2024).	1	0	1						**1**	**0**
23/00620/FUL	Proposed Exception Site Dwelling South Of 12 Sutton, Market Drayton, Shropshire	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2024).	1	0	1						**1**	**0**
23/03153/FUL	Proposed Affordable Dwelling NE Of Whitehall Farm, Stoke Upon Tern, Shropshire	Affordable housing / rural worker / agricultural dwellings.	1	0	1						**1**	**0**
23/04216/OUT	Proposed Dwelling At Depot Adjacent Tawney, Websters Lane, Hodnet, Shropshire, TF9 3JH	Selected redevelopment of brownfield sites.	1	0	1						**1**	**0**
23/03517/FUL	Proposed Residential Development Land South Of Merrington, Bomere Heath, Shropshire	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2024).	1	0	1						**1**	**0**
23/04082/FUL	Proposed Local Needs Dwelling To The South Of Welsh End, Whixall, Shropshire	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2024).	1	0	1						**1**	**0**

Planning Application	Address	Deliverability	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
23/04304/FUL	Proposed Local Needs Dwellings SW Of Waterloo, Whixall, Shropshire	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2024).	2	0	2						**2**	**0**
23/02241/FUL	Land Opposite Ash Grove, Ash, Shropshire, SY13 4DL	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2024).	1	0	1						**1**	**0**

Affordable housing / rural worker / agricultural dwellings.
Conversion of an existing building, including barns.
Existing Local Plan sites or proposed SAMDev Plan sites.
Justification:
Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2024).
Selected redevelopment of brownfield sites.
Sites within a settlements development boundary where the settlement has been identified as a suitable location for infill/windfall development within the SAMDev Plan.

Total Years 1-5:	**21**
10% Allowance Years 1-5:	**2**
Total After 10% Allowance:	**19**

Appendix E. Sites allocated for development within the adopted Development Plan

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
ALB002	Land at White Acres, Albrighton	Allocated site.	Represented through the site allocation process. No known impediments to the availability of the site. Development company established for the site, which is to be brought forward in phases. Phases 1 and 2 benefit from Planning Permission (BR/APP/OUT/08/0907 and 14/05456/REM for Phase 1 and 15/02448/FUL for Phase 2) and development has commenced. Phase 3 achieved Outline Planning Permission (23/02095/OUT) for up to 90 dwellings post 31st March 2024.	Represented through the site allocation process. No known impediments to the availability of the site. Development company established for the site, which is to be brought forward in phases. Phases 1 and 2 benefit from Planning Permission (BR/APP/OUT/08/0907 and 14/05456/REM for Phase 1 and 15/02448/FUL for Phase 2) and development has commenced. Phase 3 achieved Outline Planning Permission (23/02095/OUT) for up to 90 dwellings post 31st March 2024.	No known viability concerns.
ALB003	Land East of Shaw Lane, Albrighton	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Full Planning Application (21/05665/FUL) is now pending decision with a resolution to grant reached for 24 dwellings.	Site promoted through the site allocation process. No known impediments to the availability of the site. Full Planning Application (21/05665/FUL) is now pending decision with a resolution to grant reached for 24 dwellings.	No known viability concerns.
BISH013	Schoolhouse Lane East, Bishop's Castle	Allocated site.	Site promoted through the site allocation process. Single landowner. No known impediments to the availability of the site.	Site promoted through the site allocation process. Bishop's Castle is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Bishop's Castle is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.
BUCK001	Timber/Station Yard, Bucknell	Allocated site.	Brownfield site within the settlement. Site promoted through the site allocation process. No known impediments to the availability of the site.	Brownfield site within settlement. Bucknell is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Bucknell is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	*2028/29*	Total	Post Five Year Period
ALB002	Land at White Acres, Albrighton	Development company established for the site, which is to be brought forward in phases. Phases 1 and 2 benefit from Planning Permission (BR/APP/OUT/08/0907 and 14/05456/REM for Phase 1 and 15/02448/FUL for Phase 2) and development has commenced. Phase 3 achieved Outline Planning Permission (23/02095/OUT) for up to 90 dwellings post 31st March 2024. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	90	0	90		15	25	25	25	**90**	**0**
ALB003	Land East of Shaw Lane, Albrighton	Small greenfield site within village development boundary. Considered a sustainable site for an appropriate scheme and no fundamental planning issues. Resolution to grant Full Planning Permission (21/05665/FUL) was reached, but the application was subsequently withdrawn for non-planning reasons. The Council expect the site to come forwards for development in the medium term.	20	0	20						**0**	**20**
BISH013	Schoolhouse Lane East, Bishop's Castle	Bishop's Castle is located within the River Clun catchment. To protect the integrity of the River Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	40	0	40						**0**	**40**
BUCK001	Timber/Station Yard, Bucknell	Brownfield site within the settlement. Bucknell is located within the River Clun catchment. To protect the integrity of the River Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	70	0	70						**0**	**70**

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
CHIR001	Land to the rear of Horseshoe Road, Chirbury	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. One landowner (Estate). Hybrid Planning Permission (21/01136/FUL) granted for the development of the site. Phase 1: Which is subject to the Full component of the Hybrid Planning Permission is for 13 affordable dwellings, which would support the wider delivery of the allocation. Phase 2: Which is subject to the Outline component of the Hybrid Planning Permission is for 27 dwellings.	Site promoted through the site allocation process. Hybrid Planning Permission (21/01136/FUL) granted for the development of the site. Phase 1: Which is subject to the Full component of the Hybrid Planning Permission is for 13 affordable dwellings, which would support the wider delivery of the allocation. Phase 2: Which is subject to the Outline component of the Hybrid Planning Permission is for 27 dwellings.	Hybrid Planning Permission (21/01136/FUL) granted for the development of the site. Phase 1: Which is subject to the Full component of the Hybrid Planning Permission is for 13 affordable dwellings, which would support the wider delivery of the allocation. Phase 2: Which is subject to the Outline component of the Hybrid Planning Permission is for 27 dwellings.
CLUN002	Land at Turnpike Meadow, Clun	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Greenfield site on edge of settlement. Clun is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Clun is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.
LYD007	South of the Telephone Exchange, Lydbury North	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Small greenfield site on edge of settlement. Highway junction improvement required. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Highway junction improvement required. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.
LYD008	North of the Telephone Exchange, Lydbury North	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Small greenfield site on edge of settlement. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.
LYD009	Former Garage, Lydbury North	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Site promoted through the site allocation process. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Contaminated site. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	*2028/29*	Total	Post Five Year Period
CHIR001	Land to the rear of Horseshoe Road, Chirbury	Site promoted through the site allocation process. Hybrid Planning Permission (21/01136/FUL) granted for the development of the site. Phase 1: Which is subject to the Full component of the Hybrid Planning Permission is for 13 affordable dwellings, which would support the wider delivery of the allocation. Phase 2: Which is subject to the Outline component of the Hybrid Planning Permission is for 27 dwellings. Development is ongoing.	0	0	0						**0**	**0**
CLUN002	Land at Turnpike Meadow, Clun	Greenfield site on edge of settlement. Clun is located within the River Clun catchment. To protect the integrity of the River Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	60	0	60						**0**	**60**
LYD007	South of the Telephone Exchange, Lydbury North	Small greenfield site on edge of settlement. Lydbury North is located within the River Clun catchment. To protect the integrity of the River Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the River Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	8	0	8						**0**	**8**
LYD008	North of the Telephone Exchange, Lydbury North	Small greenfield site on edge of settlement. Lydbury North is located within the River Clun catchment. To protect the integrity of the River Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the River Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	5	0	5						**0**	**5**
LYD009	Former Garage, Lydbury North	Small brownfield site within settlement. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the River Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	3	0	3						**0**	**3**

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
LYD011	Land adjacent to Church Close, Lydbury North	Allocated site.	Site promoted through the site allocation process.	Small greenfield site on edge of settlement. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.
BRID001, BRID020a and BRID020b (linked to ELR011a and ELR011b)	Land North of Wenlock Road and North of Church Lane, Tasley, Bridgnorth	Allocated site.	Single major landowner (Tasley Estates). The various components of this site allocation (housing allocation, mixed use allocation and two employment allocations) jointly promoted and to be brought forward as a comprehensive development. Hybrid Planning Permission (21/05023/OUT) granted for up to 550 dwellings as part of a wider development. Reserved Matters Application (24/01598/REM) pending consideraton for 323 dwellings aross phases 1 (eastern element of BRID001/BRID020b) & 3 (BRID020a). Residential development on some components of the site to progress before the relocation of the Livestock Market.	The various components of this site allocation (housing allocation, mixed use allocation and two employment allocations) jointly promoted and to be brought forward as a comprehensive development. Hybrid Planning Permission (21/05023/OUT) granted for up to 550 dwellings as part of a wider development. Reserved Matters Application (24/01598/REM) pending consideraton for 323 dwellings aross phases 1 (eastern element of BRID001/BRID020b) & 3 (BRID020a). Residential development on some components of the site to progress before the relocation of the Livestock Market.	Major project, with housing cross-subsidising infrastructure investment, relocation of livestock market and provision of serviced employment land. Residential development on some components of the site can commence before relocation of the livestock market.
DITT005	Land opposite 6 Station Road, Ditton Priors	Allocated site.	Development completed.	Development completed.	Development completed.
NEE001	The Pheasant Inn, Neenton	Allocated site.	Development completed.	Development completed.	Development completed.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	*2028/29*	Total	Post Five Year Period
LYD011	Land adjacent to Church Close, Lydbury North	Small greenfield site on edge of settlement. Lydbury North is located within the River Clun catchment. To protect the integrity of the River Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the River Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	4	0	4						**0**	**4**
BRID001, BRID020a and BRID020b (linked to ELR011a and ELR011b)	Land North of Wenlock Road and North of Church Lane, Tasley, Bridgnorth	Site on edge of town (components of the site jointly promoted and to be brought forward as a comprehensive development). Sustainable development with no fundamental planning issues affecting suitability. Hybrid Planning Permission (21/05023/OUT) granted for up to 550 dwellings as part of a wider development. Reserved Matters Application (24/01598/REM) pending consideraton for 323 dwellings aross phases 1 (eastern element of BRID001/BRID020b) & 3 (BRID020a). The applicant is Crest Nicholson. Residential development on some components of the site to progress before the relocation of the Livestock Market. Housing cross-subsidises infrastructure investment, relocation of livestock market and provision of serviced employment land. Residential development on some components of the site to progress before the relocation of the Livestock Market. Build rates are informed by the deliverability statement produced by the landowner. It is considered this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	0	0	0						**0**	**0**
DITT005	Land opposite 6 Station Road, Ditton Priors	Development completed.	0	0	0						**0**	**0**
NEE001	The Pheasant Inn, Neenton	Development completed.	0	0	0						**0**	**0**

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
HO2	Land off Avenue Road, Broseley	Allocated within the Broseley Neighbourhood Plan.	Site promoted through the Neighbourhood Plan process.	Site promoted through the Neighbourhood Plan process.	No known viability concerns.
CSTR018	School Playing Fields, Church Stretton	Allocated site.	It is understood that this site is not available for development.	It is understood that this site is not available for development.	It is understood that this site is not available for development.
CSTR019	Battlefield to rear of Oaks Road/Alison Road, Church Stretton	Allocated site.	Site promoted through the site allocation process. Two landowners - agreement in place. No known impediments to the availability of the site. Outline and Reserved Matters Planning Permissions (14/01173/OUT and 16/02491/REM) granted on this site for 43 dwellings.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions (14/01173/OUT and 16/02491/REM) granted on this site for 43 dwellings.	Outline and Reserved Matters Planning Permissions (14/01173/OUT and 16/02491/REM) granted on this site for 43 dwellings.
CM1	Land at Ludlow Road, Cleobury Mortimer	Allocated site within the Cleobury Mortimer Neighbourhood Plan.	Site promoted through the Neighbourhood Plan process.	Site promoted through the Neighbourhood Plan process.	No known viability concerns.
CMO002	Land off Tenbury Road, Cleobury Mortimer	Allocated site.	Development completed.	Development completed.	Development completed.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	*2028/29*	Total	Post Five Year Period
HO2	Land off Avenue Road, Broseley	Site promoted through the Neighbourhood Plan process and subsequently allocated within the Broseley Neighbourhood Plan with an indicative capacity of around 20 dwellings. Adjoining site in same ownership has Outline and Reserved Matters Planning Permission (19/03639/REM) for a mixed use development including 16 dwellings, it is expected that this site will follow on from development of this site. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	20	0	20				20		**20**	**0**
CSTR018	School Playing Fields, Church Stretton	It is understood that this site is not available for development.	0	0	0						**0**	**0**
CSTR019	Battlefield to rear of Oaks Road/Alison Road, Church Stretton	Greenfield site on the edge of the settlement, within the settlement boundary. Outline and Reserved Matters Planning Permissions (14/01173/OUT and 16/02491/REM) granted on this site for 43 dwellings. Development has been implemented.	0	0	0						**0**	**0**
CM1	Land at Ludlow Road, Cleobury Mortimer	Site promoted through the Neighbourhood Plan process and subsequently allocated within the Cleobury Mortimer Neighbourhood Plan with an indicative capacity of around 120 dwellings. Known developer interest. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	120	0	120			36	36	36	**108**	**12**
CMO002	Land off Tenbury Road, Cleobury Mortimer	Development completed.	0	0	0						**0**	**0**

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
CMO005	Land at New House Farm, Cleobury Mortimer	Allocated site.	Site promoted through the site allocation process. Development subject to access off Tenbury Road or via adjoining site off Tenbury Road (CMO002). Outline Planning Permission (19/05260/OUT) previously granted for 5 dwellings.	Site promoted through the site allocation process. Adjacent allocation has reserved matters approval. Outline Planning Permission (19/05260/OUT) previously granted for 5 dwellings.	No major viability issues raised to date.
KLT001	Land off Little Stocks Close, Kinlet	Allocated site.	Site promoted through the site allocation process. Part of site has been transferred to a Registered Social Landlord (RSL), the remainder is owned by the Estate. Planning Permissions granted on both aspects of the site and phase 1 has been built out. No known impediments to the availability of the site.	Site promoted through the site allocation process. Full Planning Permission (14/00897/FUL) granted for 8 dwellings, which has subsequently been completed. Outline Planning Permission (19/05151/OUT) granted for a further 15 dwellings a Reserved Matters Planning Application (23/01810/REM) now pending consideration. Likely to be delivered. Total site capacity 23 dwellings.	No known viability concerns.
CRAV002	Land off Watling Street, Craven Arms	Allocated site.	Development completed.	Development completed.	Development completed.
CRAV003 & CRAV009	Land between Watling Street and Brook Road, Craven Arms	Allocated site.	Site promoted through the site allocation process. No developer involvement but willing landowner with track record of releasing land for development of the town.	Site promoted through the site allocation process. Indicative layout and other supporting information provided. Surface water flood risk affects part of combined site but can be accommodated through a SUDS scheme requiring all of CRAV009 for provision of swales and balancing ponds for flood storage capacity. Development linked to provision of northern highway access to town, and landowners to form part of delivery partnership.	Significant constraints but supporting information provided, therefore the site is still considered viable. Shropshire Council has submitted highway infrastructure associated with this and other sites for inclusion within National Highways ongoing Route Strategy update.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	*2028/29*	Total	Post Five Year Period
CMO005	Land at New House Farm, Cleobury Mortimer	Straightforward small greenfield site on edge of settlement, within the settlement boundary. Single land ownership. No fundamental planning issues. Parish Council support. Outline Planning Permission (19/05260/OUT) previously granted for 5 dwellings but subsequently lapsed. However, it is understood that the site remains available for development and the landowner is intending for it to come forward for development. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	5	0	5			5			**5**	**0**
KLT001	Land off Little Stocks Close, Kinlet	Straightforward greenfield site on edge of settlement. Phase 1: Full Planning Permission (14/00897/FUL) granted for 8 dwellings, which has subsequently been completed. Phase 2: Outline Planning Permission (19/05151/OUT) granted for a further 15 dwellings a Reserved Matters Planning Application (23/01810/REM) now pending consideration. Likely to be delivered.	0	0	0						**0**	**0**
CRAV002	Land off Watling Street, Craven Arms	Development completed.	0	0	0						**0**	**0**
CRAV003 & CRAV009	Land between Watling Street and Brook Road, Craven Arms	Greenfield site within settlement - sustainable development subject to widening of Watling Street and provision of new junction (landowners to form part of delivery partnership), retention of veteran trees and flood storage capacity provision. Site promoted with indicative layout and other supporting information. No developer involvement but willing landowner with track record of releasing land for development of the town. Shropshire Council has submitted highway infrastructure associated with this and other sites for inclusion within National Highways ongoing Route Strategy update. Town Council support. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within the specified timescales.	235	0	235						**0**	**235**

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
CRAV004 & CRAV010	Land off Watling Street East, Craven Arms	Allocated site.	Site promoted through the site allocation process. The site is now owned by a developer (Connexus) who are pursuing development of the site. Full Planning Permission (18/04931/FUL) for phase 1 granted and development now completed. Phase 2 anticipated to follow-on in due course.	Site promoted through the site allocation process. No highway access constraint at this point on Watling Street. No known impediments to the availability of the site. The site is now owned by a developer (Connexus) who are pursuing development of the site. Full Planning Permission (18/04931/FUL) for phase 1 granted and development now completed. Phase 2 anticipated to follow-on in due course.	Some viability risk resulting from archaeological interest, but earlier evaluation indicates no fundamental constraints - potential impact limited to reduction in site capacity.
CRAV024	Land adjoining Clun Road / Sycamore Close, Craven Arms	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Site promoted through the site allocation process. No highway access constraint at this point on Watling Street. No developer involvement but willing landowner with track record of releasing land for development of the town.	No significant viability constraints.
CRAV030	Land at Newington Farmstead, Craven Arms	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Site promoted through the site allocation process. Detailed submission including indicative layout provided. Owners in negotiation with Highways Agency regarding A49 junction to serve adjoining abattoir development, with scope to also serve this site (but site has separate access in any event). Development likely to follow first phase of adjoining abattoir development which provides replacement livestock storage and releases site for redevelopment.	No known viability constraints.
CO002a & CO002b	Land to the West of Cockshutt	Allocated site.	Site promoted through the site allocation process. Straightforward small greenfield site. Full Planning Permission (17/05018/FUL) granted for 4 dwellings on phase 1 CO002b and development now completed. Phase 2 CO002a expected to follow on. No known impediments to the availability of the site.	Site promoted through the site allocation process and likely to be delivered. Full Planning Permission (17/05018/FUL) granted for 4 dwellings on phase 1 CO002b and development now completed. Phase 2 CO002a expected to follow on. Total site capacity considered to be 10 dwellings.	No major viability issues noted to date. Updated Highway evidence assessed and found to demonstrate delivery.
CO005 & CO0023	Land at Cockshutt House Farm and Land South of Kenwick Road, Cockshutt	Allocated site.	Development completed.	Development completed.	Development completed.
CO018	Land South of Chapel House Farm, Cockshutt	Allocated site.	Development completed.	Development completed.	Development completed.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	*2028/29*	Total	Post Five Year Period
CRAV004 & CRAV010	Land off Watling Street East, Craven Arms	Greenfield site on edge of settlement with Town Council support. Known archaeological interest not considered to raise fundamental concerns in view of earlier evaluation (1991). Full Planning Permission (18/04931/FUL) for phase 1 granted and development now completed. Phase 2 anticipated to follow-on in due course.	60	0	60						**0**	**60**
CRAV024	Land adjoining Clun Road / Sycamore Close, Craven Arms	Greenfield site within edge of settlement. Sustainable development. No fundamental planning issues. Town Council support. Likely to be delivered following other allocations in the town.	25	0	25						**0**	**25**
CRAV030	Land at Newington Farmstead, Craven Arms	Brownfield site on edge of settlement. No fundamental issues subject to suitable scheme safeguarding heritage value of existing buildings. Likely to be delivered following first phase of adjoining abattoir development which provides replacement livestock storage and releases site for redevelopment.	5	0	5						**0**	**5**
CO002a & CO002b	Land to the West of Cockshutt	Straightforward small greenfield site. Updated Highway evidence assessed and found to demonstrate delivery. Parish Council support. Full Planning Permission (17/05018/FUL) granted for 4 dwellings on phase 1 (CO002b) and have been built out. Phase 2 (CO002a) which is remaining on this allocation, is expected to occur in the medium term.	6	0	6						**0**	**6**
CO005 & CO0023	Land at Cockshutt House Farm and Land South of Kenwick Road, Cockshutt	Development completed.	0	0	0						**0**	**0**
CO018	Land South of Chapel House Farm, Cockshutt	Development completed.	0	0	0						**0**	**0**

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
DUDH006	Ravenscroft Haulage Site, Dudleston Heath	Allocated site.	Site promoted through the site allocation process. Land in single ownership. Outline Planning Permission (20/02270/OUT) granted on the site for 20 dwellings. A subsequent Reserved Matters Planning Application (23/04047/REM) now pending consideration for 29 dwellings. No known impediments to the availability of the site.	Site promoted through the site allocation process. Outline Planning Permission (20/02270/OUT) granted on the site for 20 dwellings. A subsequent Reserved Matters Planning Application (23/04047/REM) now pending consideration for 29 dwellings. Full delivery expected in next 5 years.	No known viability concerns
ELL003a & ELL003b	Land South of Ellesmere	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Site promoted through the site allocation process. Full Planning Permission (23/02170/FUL) granted for enabling works including formation of the link road, footway and cycleway through the site and groundworks/flood alleviation works. These works are specifically to facilitate development of this site. This application is accompanied by a Masterplan illustrating the intended development of this site.	Part of the site is subject to flood risk, which will require due consideration. However, there are no known viability concerns.
TET001	Land South of Cairndale, Tetchill	Allocated site.	Development completed.	Development completed.	Development completed.
WFTN002	Land adjacent to St Andrew's Church, Welsh Frankton	Allocated site.	Development completed.	Development completed.	Development completed.
HIGH003	Land off Rhea Hall/Coronation Street, Highley	Allocated site.	Development completed.	Development completed.	Development completed.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	*2028/29*	Total	Post Five Year Period
DUDH006	Ravenscroft Haulage Site, Dudleston Heath	Straightforward small part brownfield site with no fundamental planning issues and Parish Council support. Outline Planning Permission (20/02270/OUT) granted on the site for 20 dwellings. Reserved Matters Planning Permission (23/04047/REM) granted post 31st March 2024 for 29 dwellings. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.	0	0	0						**0**	**0**
ELL003a & ELL003b	Land South of Ellesmere	Major greenfield site linked to development of adjoining land for leisure & tourism use consistent with Town Council views. Full Planning Permission (23/02170/FUL) granted for enabling works including formation of the link road, footway and cycleway through the site and groundworks/flood alleviation works. These works are specifically to facilitate development of this site. This application is accompanied by a Masterplan illustrating the intended development of this site. A Variation Application (24/03711/VAR) has now been submitted which confirms the continued intention to bring the development forwards for development with Reserved Matters and subsequent development commencing in 2025/26. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.	250	0	250			56	56	56	**168**	**67**
TET001	Land South of Cairndale, Tetchill	Development completed.	0	0	0						**0**	**0**
WFTN002	Land adjacent to St Andrew's Church, Welsh Frankton	Development completed.	0	0	0						**0**	**0**
HIGH003	Land off Rhea Hall/Coronation Street, Highley	Development completed.	0	0	0						**0**	**0**

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
LUD017	Land south of Rocks Green, Ludlow	Allocated site.	Site promoted through the site allocation process. Development to be implemented in phases, with a Hybrid Planning Permission (17/05189/FUL) granted for up to 200 dwellings. The applicant is the developer Pickstock Homes. Phase 1 consists of 68 dwellings and benefits from Full Planning Permission on the above hybrid Planning Permission. Development has commenced and is progressing at pace. Phase 2 consists of 67 dwellings and benefits from Reserved Matters Planning Permission (22/01684/REM). Phase 3 is to follow on from Phases 1 and 2.	Site promoted through the site allocation process. Development to be implemented in phases, with a Hybrid Planning Permission (17/05189/FUL) granted for up to 200 dwellings. The applicant is the developer Pickstock Homes. Phase 1 consists of 68 dwellings and benefits from Full Planning Permission on the above hybrid Planning Permission. Development has commenced and is progressing at pace. Phase 2 consists of 67 dwellings and benefits from Reserved Matters Planning Permission (22/01684/REM). Phase 3 is to follow on from Phases 1 and 2.	Infrastructure requirements identified from outset linked to allocation, so no viability issues.
LUD034	Land east of Eco Park, Ludlow	Allocated site.	Development completed.	Development completed.	Development completed.
ONBY003	Onibury Farm, Onibury	Allocated site.	Site promoted through the site allocation process. Site owned by Onibury Estate. No known impediments to the availability of the site.	Site promoted through the site allocation process. Indicative layout showing site capable of delivering 8 dwellings.	No known viability concerns (existing modern farm building to be removed).
HIN002	Land West of Manor Farm Drive, Hinstock	Allocated site.	Development completed.	Development completed.	Development completed.
HIN009	Land at Bearcroft, Hinstock	Allocated site.	Development completed.	Development completed.	Development completed.
HOD009, HOD010 & HOD011	Land to rear of Shrewsbury Street; Land off Station Road; and Shrewsbury Street Farm, Hodnet	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Full Planning Permission (22/00741/FUL) granted for 51 dwellings.	Site promoted through the site allocation process. No known impediments to the availability of the site. Full Planning Permission (22/00741/FUL) granted for 51 dwellings.	No known viability concerns.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	*2028/29*	Total	Post Five Year Period
LUD017	Land south of Rocks Green, Ludlow	Greenfield site outside bypass identified as most appropriate from alternatives available. No fundamental planning issues. Sustainable development subject to site development guidelines, including contributions to enable future provision of improved pedestrian/cycle links over A49, if required, and to Eco Park to the south. Development to be implemented in phases, with a Hybrid Planning Permission (17/05189/FUL) granted for up to 200 dwellings. The applicant is the developer Pickstock Homes. Phase 1 consists of 68 dwellings and benefits from Full Planning Permission on the above hybrid Planning Permission. Development has commenced and is progressing at pace. Phase 2 consists of 67 dwellings and benefits from Reserved Matters Planning Permission (22/01684/REM). Phase 3 is to follow on from Phases 1 and 2.	0	0	0						**0**	**0**
LUD034	Land east of Eco Park, Ludlow	Development completed.	0	0	0						**0**	**0**
ONBY003	Onibury Farm, Onibury	Small site within the village. An appropriate scheme would represent sustainable development. No fundamental planning issues have been identified. Estate owned and promoted site - indicative layout showing site capable of delivering 8 dwellings. Timescales reflect information provided by the estate. Likely to be delivered in accordance with these timescales.	8	0	8						**0**	**8**
HIN002	Land West of Manor Farm Drive, Hinstock	Development completed.	0	0	0						**0**	**0**
HIN009	Land at Bearcroft, Hinstock	Development completed.	0	0	0						**0**	**0**
HOD009, HOD010 & HOD011	Land to rear of Shrewsbury Street; Land off Station Road; and Shrewsbury Street Farm, Hodnet	Greenfield site. No known impediments to the availability of the site. Full Planning Permission (22/00741/FUL) granted for 51 dwellings. The applicant is a developer - Pickstock Homes. Development ongoing.	0	0	0						**0**	**0**

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
MD030, MD010 & MD028	Land off Rush Lane; and Land between Croft Way and Greenfields Lane, Market Drayton	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Complex land ownerships and single access required - Development Company coordinating delivery.	Site promoted through the site allocation process. No known impediments to the availability of the site. Complex land ownerships and single access required - Development Company coordinating delivery. MD030 West: Phases 1a and 2a: Planning Permissions granted, development is completed. Phase 3a: Planning Permission granted, development is ongoing. MD030 East, MD010 & MD028: Phase 1b: Planning Permisson granted, development is ongoing.	Infrastructure provision including access from A53, but known as part of site allocation, so no viability concerns. Complex land ownerships and single access required - Development Company coordinating delivery.
STH002	Part of land off Dutton Close, Stoke Heath	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Outline and Reserved Matters Planning Permissionss (15/00415/OUT / 19/00471/REM) granted for 25 dwellings. Development commenced.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissionss (15/00415/OUT / 19/00471/REM) granted for 25 dwellings. Development commenced.	Cost of demolition of former social club building but no known viability concerns. Outline and Reserved Matters Planning Permissionss (15/00415/OUT / 19/00471/REM) granted for 25 dwellings. Development commenced.
MIN002 & MIN015	Hall Farm, Minsterley	Allocated site.	Site promoted through the site allocation process. The southern element of the site is for new build development whilst the northern element of the site is for the conversion of existing farm buildings for residential and employment purposes. Planning Permission (23/04898/FUL) granted for 6 dwellings anf commercial uses on the northern element of the site. Planning Permission (23/04104/FUL) granted for 14 dwellings on the southern element of the site, post 31st March 2024.	Site promoted through the site allocation process. Single landowner that the Council understands has proactively promoted the site for sale and that a sale is now agreed. The purchaser is a developer which intends to bring forward the allocation for development. The southern element of the site is for new build development whilst the northern element of the site is for the conversion of existing farm buildings for residential and employment purposes.	Cost of appropriate conversion and buildings clearance, cross-subsidised by wider development proposals.
MIN007	Callow Lane, Minsterley	Allocated site.	Development completed.	Development completed.	Development completed.
PBY018 & PBY029	Hall Bank, Pontesbury	Allocated site.	Development completed.	Development completed.	Development completed.
PBY019	Land off Minsterley Road, Pontesbury	Allocated site.	Development completed.	Development completed.	Development completed.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	*2028/29*	Total	Post Five Year Period
MD030, MD010 & MD028	Land off Rush Lane; and Land between Croft Way and Greenfields Lane, Market Drayton	Greenfield site on edge of town within A53 Bypass - sustainable development. Single point of access off A53 required for all the allocations that form this wider site. Site reflects local ambitions for greenfield recreational facilities. No fundamental planning issues. Complex land ownerships and single access required - Development Company coordinating delivery. MD030 West: Phases 1a and 2a: Outline Planning Permissions (14/01982/OUT / 14/04701/OUT) and a Reserved Matters Planning Permission (16/03082/REM) granted for 162 dwellings. Development is completed. Phase 3a: Planning Permission (22/05349/FUL) granted for 64 dwellings. Development is ongoing. MD030 East, MD010 & MD028: Phase 1b: Outline Planning Permission (14/03782/OUT) and subsequent Reserved Matters Planning Permission (21/01142/REM) granted for 209 dwellings and development is ongoing.	0	0	0						**0**	**0**
STH002	Part of land off Dutton Close, Stoke Heath	Straightforward part brownfield site with no fundamental planning issues. Outline and Reserved Matters Planning Permissionss (15/00415/OUT / 19/00471/REM) granted for 25 dwellings. Development commenced.	0	0	0						**0**	**0**
MIN002 & MIN015	Hall Farm, Minsterley	Site promoted through the site allocation process and in a single ownership. The Council understands that the land has been proactively promoted the site for sale and that a sale is now agreed. The purchaser is a developer which intends to bring forward the allocation for development. Development is to be implemented in two phases. Planning Permission (23/04898/FUL) granted for 6 dwellings and commercial uses on the northern element of the site. Planning Permission (23/04104/FUL) granted for 14 dwellings on the southern element of the site, post 31st March 2024. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	14	0	14			14			**14**	**0**
MIN007	Callow Lane, Minsterley	Development completed.	0	0	0						**0**	**0**
PBY018 & PBY029	Hall Bank, Pontesbury	Development completed.	0	0	0						**0**	**0**
PBY019	Land off Minsterley Road, Pontesbury	Development completed.	0	0	0						**0**	**0**

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
GOB008	Land at Southlands Avenue, Gobowen	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Planning Permission (22/00201/FUL) granted for 38 dwellings and development has subsequently commenced. The developer - Wrekin Housing Group.	Site promoted through the site allocation process. Planning Permission (22/00201/FUL) granted for 38 dwellings and development has subsequently commenced. The developer - Wrekin Housing Group.	No known viability concerns. Planning Permission (22/00201/FUL) granted for 38 dwellings and development has subsequently commenced. The developer - Wrekin Housing Group.
GOB012	Land between A5 and Shrewsbury railway line, Gobowen	Allocated site.	Site promoted through the site allocation process. Single landowner. No known impediments to the availability of the site. Full Planning Application (24/01475/FUL) pending consideration for 126 dwellings.	Site promoted through the site allocation process. Full Planning Application (24/01475/FUL) pending consideration for 126 dwellings.	No known viability concerns.
KK001	Land north of Lower House, Knockin	Allocated site.	Development completed.	Development completed.	Development completed.
KYN001	Land adjacent Kinnerley Primary School, Kinnerley	Allocated site.	Development completed.	Development completed.	Development completed.
KYN002	Land west of School Road, Kinnerley	Allocated site.	Site promoted through the site allocation process. Land in single ownership. Full Planning Permission (16/04719/FUL) granted for 18 dwellings. Development has commenced. No known impediments to the availability of the site.	Site promoted through the site allocation process. Full Planning Permission (16/04719/FUL) granted for 18 dwellings. Development has commenced.	No known viability concerns.
LLAN001	Former Railway Land, Station Road, Llanymynech	Allocated site.	Site promoted through the site allocation process. Site in single ownership. No known impediments to the availability of the site.	Site promoted through the site allocation process.	No known viability concerns.
LLAN009	Land north of playing fields, Llanymynech and Pant	Allocated site.	Development completed.	Development completed.	Development completed.
MBK001	Land at Greenfields Farm, Maesbrook	Allocated site.	Site promoted through the site allocation process. Site in single ownership. No known impediments to the availability of the site.	Site promoted through the site allocation process.	No known viability concerns.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	*2028/29*	Total	Post Five Year Period
GOB008	Land at Southlands Avenue, Gobowen	Small greenfield site, re-allocated from Oswestry Local Plan. No fundamental planning issues or significant outstanding objections. Parish Council support. Planning Permission (22/00201/FUL) granted for 38 dwellings and development has subsequently commenced. The developer - Wrekin Housing Group.	0	0	0						**0**	**0**
GOB012	Land between A5 and Shrewsbury railway line, Gobowen	No fundamental planning issues or significant outstanding objections. Parish Council support. Full Planning Application (24/01475/FUL) pending consideration for 126 dwellings. This application has been informed by a pre-application process. The applicant is Persimmon Homes. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	126	0	126		20	35	35	36	**126**	**0**
KK001	Land north of Lower House, Knockin	Development completed.	0	0	0						**0**	**0**
KYN001	Land adjacent Kinnerley Primary School, Kinnerley	Development completed.	0	0	0						**0**	**0**
KYN002	Land west of School Road, Kinnerley	Full Planning Permission (16/04719/FUL) granted for 18 dwellings. Development ongoing.	0	0	0						**0**	**0**
LLAN001	Former Railway Land, Station Road, Llanymynech	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. It is considered that this site will occur in the medium term.	32	0	32						**0**	**32**
LLAN009	Land north of playing fields, Llanymynech and Pant	Development completed.	0	0	0						**0**	**0**
MBK001	Land at Greenfields Farm, Maesbrook	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Given the scale, build out would be expected to occur in a relatively short period following grant of Planning Permission. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	4	0	4				2	2	**4**	**0**

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
MBK009	Land adj. to The Smithy, Maesbrook	Allocated site.	Site promoted through the site allocation process. Site in single ownership. No known impediments to the availability of the site.	Site promoted through the site allocation process.	No known viability concerns.
OSW004	Land off Whittington Road, Oswestry	Allocated site.	Site promoted through the site allocation process. Known developer interest.	Site promoted through the site allocation process. Greenfield site with physical, heritage and environmental constraints to be addressed as part of layout.	Greenfield site with physical, heritage and environmental constraints to be addressed as part of layout.
OSW024	Eastern Gateway Sustainable Urban Extension, Oswestry	Allocated site.	Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large and in multiple ownerships. Delivery to occur via coordinated phases - with various phases implemented concurrently.	Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large and in multiple ownerships. Delivery to occur via coordinated phases - with various phases implemented concurrently.	No major viability issues noted to date.
OSW029	Former Oswestry Leisure Centre, Oswestry	Allocated site.	Development completed.	Development completed.	Development completed.
OSW030	The Cottams, Morda Road, Oswestry	Allocated site.	Development completed.	Development completed.	Development completed.
OSW033	Alexandra Road Depot, Oswestry	Allocated site.	Development completed.	Development completed.	Development completed.
OSW034, OSW035 & OSW045	Land South of the Cemetery, Oswestry	Allocated site.	Site promoted through the site allocation process. Site considered deliverable in the medium term. No known impediments to the availability of the site.	Site promoted through the site allocation process. Site considered deliverable in the medium term. No known impediments to the achievability of the site.	No major viability issues noted to date.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	*2028/29*	Total	Post Five Year Period
MBK009	Land adj. to The Smithy, Maesbrook	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Given the scale, build out would be expected to occur in a relatively short period following grant of Planning Permission. It is understood from the agent that the landowner remains committed to seeing the site developed. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	5	0	5				5		**5**	**0**
OSW004	Land off Whittington Road, Oswestry	Greenfield site subject to comprehensive development guidelines. Known developer interest. Full Planning Permission (23/00225/FUL) granted for 83 dwellings. The applicant is a developer - Cameron Homes. The site benefits from and will be facilitated by approved HIF funding bid of £9.3m granted to Shropshire Council by Homes England for improvement works to the nearby Mile End Roundabout, Oswestry, which are now completed.	0	0	0						**0**	**0**
OSW024	Eastern Gateway Sustainable Urban Extension, Oswestry	Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large and in multiple ownerships. Delivery to occur via coordinated phases - with various phases implemented concurrently. Outline Planning Permission (16/02594/OUT) granted for a series of sub-phases totalling up to 600 dwellings. Reserved Matters (21/04449/REM) Planning Application granted for the first 284 dwellings of these sub-phases. The first of these sub-phases is ongoing. Outline Planning Permission (17/06025/OUT) and Reserved Matters (21/03584/REM) Permission granted on a separate phase of 120 dwellings. This development is ongoing. The remaining phase is in Shropshire Council ownership. A Full Planning Application (24/00719/OUT) is pending consideration for 89 dwellings. The applicant is Cornovii Developments.	50	0	50				25	25	**50**	**0**
OSW029	Former Oswestry Leisure Centre, Oswestry	Development completed.	0	0	0						**0**	**0**
OSW030	The Cottams, Morda Road, Oswestry	Development completed.	0	0	0						**0**	**0**
OSW033	Alexandra Road Depot, Oswestry	Development completed.	0	0	0						**0**	**0**
OSW034, OSW035 & OSW045	Land South of the Cemetery, Oswestry	Greenfield site. No fundamental planning issues and Town Council support. Access dependent on land exchange agreement with Town Council so delivery expected within years 6+.	80	0	80						**0**	**80**

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
OSW042	Richard Burbidge, Oswestry	Allocated site.	Site promoted through the site allocation process. Site in two parts: The part located off Whittington Road has been granted Planning Permission and been completed. The part located off Unicorn Road is currently in employment use, but considered deliverable in the medium term.	Site promoted through the site allocation process. Known developer interest in the site. The part located off Whittington Road has been granted Planning Permission and been completed. The part located off Unicorn Road is currently in employment use, but considered deliverable in the medium term.	No major viability issues noted to date - but brownfield site requiring clearance and/or re-use of existing buildings. Known developer interest.
PARK001	Land at Artillery/Larkhill/Park Crescent, Park Hall	Allocated site.	Development completed.	Development completed.	Development completed.
STM029	Land at Rhos y Llan Farm, St Martins	Allocated site.	Site promoted through the site allocation process. Large site allocated for a mixed use development, comprising of housing; employment; land for community recreation; and sports pitches. No fundamental legal or physical impediments. Outline Planning Permission (15/03726/OUT) and subsequent Full Planning Permission (19/03995/FUL) granted for 80 dwellings. Development ongoing.	Site promoted through the site allocation process. Outline Planning Permission (15/03726/OUT) and subsequent Full Planning Permission (19/03995/FUL) granted for 80 dwellings. Development ongoing.	Housing forms part of a mixed use development with various land and forecast sales values. Overall scheme considered viable. Very active market. Development commenced.
WGN001, WGN004, WGN005 & WGN021	Land adjacent to Oakland's Drive; Land to rear of Hershell House; Land to south east of School; and Land adjacent to Big House, Whittington	Allocated site.	Site promoted through the site allocation process. Straightforward greenfield site. No known impediments to the availability of the site. Full Planning Permission (18/01990/FUL) granted for 34 dwellings (Phase 1 of the development). Development near completed. Full Planning Permission (20/03858/FUL) granted for 39 dwellings (Phases 2 and 3 of the development). Development completed.	Site promoted through the site allocation process. Straightforward greenfield site. No known impediments to the availability of the site. Full Planning Permission (18/01990/FUL) granted for 34 dwellings (Phase 1 of the development). Development near completed. Full Planning Permission (20/03858/FUL) granted for 39 dwellings (Phases 2 and 3 of the development). Development completed.	No known viability concerns.
WRN010	Land South of Brookfield's and Aspen Grange, Weston Rhyn	Allocated site.	Site promoted through the site allocation process. Full Planning Permission (21/01230/FUL) granted for 40 affordable dwellings and development is ongoing.	Site promoted through the site allocation process. Full Planning Permission (21/01230/FUL) granted for 40 affordable dwellings and development is ongoing.	No known viability concerns. Full Planning Permission (21/01230/FUL) granted for 40 affordable dwellings and development is ongoing.
WRN016	Land at the Sawmills, Rhoswiel	Allocated site.	Site promoted through the site allocation process. Site in single ownership. Full Planning Permission (22/03924/FUL) granted for 61 dwellings (net) on the site. The applicant is a developer (Shrewsbury Homes).	Site promoted through the site allocation process. Full Planning Permission (22/03924/FUL) granted for 61 dwellings (net) on the site. The applicant is a developer (Shrewsbury Homes).	No known viability concerns.
SHIF004a	Land south of Aston Road, Shifnal	Allocated site.	Development completed.	Development completed.	Development completed.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	*2028/29*	Total	Post Five Year Period
OSW042	Richard Burbidge, Oswestry	Brownfield site with no fundamental planning issues. The part located off Whittington Road has been granted Planning Permission (15/03727/FUL) and development has been completed. The part located off Unicorn Road is currently in employment use, but considered deliverable in the medium-longer term.	130	0	130						**0**	**130**
PARK001	Land at Artillery/Larkhill/Park Crescent, Park Hall	Development completed.	0	0	0						**0**	**0**
STM029	Land at Rhos y Llan Farm, St Martins	Straightforward greenfield site with no fundamental planning issues. Outline Planning Permission (15/03726/OUT) and subsequent Full Planning Permission (19/03995/FUL) granted for 80 dwellings. Development ongoing.	0	0	0						**0**	**0**
WGN001, WGN004, WGN005 & WGN021	Land adjacent to Oakland's Drive; Land to rear of Hershell House; Land to south east of School; and Land adjacent to Big House, Whittington	Straightforward greenfield site with no fundamental planning issues. Parish Council support. Full Planning Permission (18/01990/FUL) granted for 34 dwellings (Phase 1 of the development). Development near completed. Full Planning Permission (20/03858/FUL) granted for 39 dwellings (Phases 2 and 3 of the development). Development completed. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	0	0	0						**0**	**0**
WRN010	Land South of Brookfield's and Aspen Grange, Weston Rhyn	Straightforward greenfield site with no fundamental planning issues. Full Planning Permission (21/01230/FUL) granted for 40 affordable dwellings and development is ongoing.	0	0	0						**0**	**0**
WRN016	Land at the Sawmills, Rhoswiel	Brownfield site with no fundamental planning issues and Parish Council support. Full Planning Permission (22/03924/FUL) granted for 61 dwellings (net) on the site. The applicant is a developer (Shrewsbury Homes).	0	0	0						**0**	**0**
SHIF004a	Land south of Aston Road, Shifnal	Development completed.	0	0	0						**0**	**0**

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
SHIF004b & SHIF004c	Land between Lawton Road and Stanton Road, Shifnal	Allocated site.	Development completed.	Development completed.	Development completed.
SHIF006	Land north of Wolverhampton Road, Shifnal	Allocated site.	Development completed.	Development completed.	Development completed.
BAS005	Land at rear of Wheatland's Estate, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.
BAS017	Land to the west of Shrewsbury Road, Baschurch	Allocated site.	Development completed.	Development completed.	Development completed.
BAS025	Land to rear of Medley Farm, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.
BAS035	Land at Station Road, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.
BOM004/R	Land off Shrewsbury Road, Bomere Heath	Allocated site.	Development completed.	Development completed.	Development completed.
CON005	Land east of the Shrewsbury Road, Condover	Allocated site.	Development completed.	Development completed.	Development completed.
CON006	Land opposite School, Condover	Allocated site.	Development completed.	Development completed.	Development completed.
DOR004	Land off Forge Way, Dorrington	Allocated site.	Development completed.	Development completed.	Development completed.
DOR017	Land to the rear of the Old Vicarage, Dorrington	Allocated site.	Site promoted through the site allocation process. Land in single ownership. No known impediments to the availability of the site.	Site promoted through the site allocation process.	No known viability concerns.
HAN011/R	Land west of school, Hanwood	Allocated site.	Development completed.	Development completed.	Development completed.
NESS004 & NESS012	Land West of Holyhead Road, Nesscliffe	Allocated site.	Development completed.	Development completed.	Development completed.
SHREW001	Land north of London Road, Shrewsbury	Allocated site.	Site promoted through the site allocation process. Single landowner - Shropshire Council. No known impediments to the availability of the site. Hybrid Planning Permission (21/05981/FUL) granted for 135 dwellings (103 dwelling subject to Full Planning Permission and 32 dwellings subject to Outline Planning Permission).	The site is intended to be brought forward as a part self/custom-build development and part general housing development. Single landowner - Shropshire Council. No known impediments to the achievability of the site. Hybrid Planning Permission (21/05981/FUL) granted for 135 dwellings (103 dwelling subject to Full Planning Permission and 32 dwellings subject to Outline Planning Permission).	The site is intended to be brought forward as a part self/custom-build development and part general housing development. Single landowner - Shropshire Council. No known impediments to the viability of the site. Hybrid Planning Permission (21/05981/FUL) granted for 135 dwellings (103 dwelling subject to Full Planning Permission and 32 dwellings subject to Outline Planning Permission).

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	*2028/29*	Total	Post Five Year Period
SHIF004b & SHIF004c	Land between Lawton Road and Stanton Road, Shifnal	Development completed.	0	0	0						**0**	**0**
SHIF006	Land north of Wolverhampton Road, Shifnal	Development completed.	0	0	0						**0**	**0**
BAS005	Land at rear of Wheatland's Estate, Shrewsbury	Development completed.	0	0	0						**0**	**0**
BAS017	Land to the west of Shrewsbury Road, Baschurch	Development completed.	0	0	0						**0**	**0**
BAS025	Land to rear of Medley Farm, Shrewsbury	Development completed.	0	0	0						**0**	**0**
BAS035	Land at Station Road, Shrewsbury	Development completed.	0	0	0						**0**	**0**
BOM004/R	Land off Shrewsbury Road, Bomere Heath	Development completed.	0	0	0						**0**	**0**
CON005	Land east of the Shrewsbury Road, Condover	Development completed.	0	0	0						**0**	**0**
CON006	Land opposite School, Condover	Development completed.	0	0	0						**0**	**0**
DOR004	Land off Forge Way, Dorrington	Development completed.	0	0	0						**0**	**0**
DOR017	Land to the rear of the Old Vicarage, Dorrington	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. The site adjoins allocation DOR004, upon which Planning Permission (17/04926/FUL) has been granted and the development completed. DOR017 is expected to follow on as a second phase of this development, in the medium term.	15	0	15						**0**	**15**
HAN011/R	Land west of school, Hanwood	Development completed.	0	0	0						**0**	**0**
NESS004 & NESS012	Land West of Holyhead Road, Nesscliffe	Development completed.	0	0	0						**0**	**0**
SHREW001	Land north of London Road, Shrewsbury	Straightforward greenfield site owned by Shropshire Council. The site is intended to be brought forward as a part self/custom-build development and part general housing development. Full Planning Permission (16/02049/FUL) was granted for a single dwelling on the site, with development subsequently completed. Hybrid Planning Permission (21/05981/FUL) granted for 135 dwellings (103 dwelling subject to Full Planning Permission and 32 dwellings subject to Outline Planning Permission). Development is ongoing.	0	0	0						**0**	**0**

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
SHREW002, SHREW035, SHREW083, SHREW128, ELR64, ELR67 & ELR68	Shrewsbury West Sustainable Urban Extension	Allocated site.	Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large, in multiple ownerships and requires complex S106 Agreements. Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery. Development to be brought forward in coordinated phases - with national housebuilder involvement and development currently ongoing.	Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large, in multiple ownerships and requires complex S106 Agreements. Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery. Development to be brought forward in coordinated phases - with national housebuilder involvement and development currently ongoing.	Major infrastructure requirements, including provision of new Oxon Link Road, but land identified in Core Strategy on this basis and costs to be reflected in land values so no viability issues. Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery. Local Economic Partnership (LEP) grant offer towards elements of highways costs, subject to detailed business case approval.
SHREW016	Land off Hillside Drive, Belvidere, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.
SHREW023	Land at Corner Farm Drive, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.
SHREW027	Land at Weir Hill Farm/Robertsford House, Preston Street and adjoining Land off London Road, Shrewsbury	Allocated site.	Site promoted through the site allocation process. Land in ownership of two national house builders (Taylor Wimpey and Persimmon Homes). Multiple outlets on the site. Hybrid Planning Permission (17/01612/OUT) granted for 600 dwellings. 353 of these dwellings have Full Planning Permission and 247 of these dwellings have Outline Planning Permission. Reserved Matters Planning Permission (19/05564/REM) subsequently granted for the 247 dwellings. Development progressing at pace.	Site promoted through the site allocation process. Suitable location on edge of town - sustainable development with no fundamental planning issues. Land in ownership of two national house builders (Taylor Wimpey and Persimmon Homes). Multiple outlets on the site. Hybrid Planning Permission (17/01612/OUT) granted for 600 dwellings. 353 of these dwellings have Full Planning Permission and 247 of these dwellings have Outline Planning Permission. Reserved Matters Planning Permission (19/05564/REM) subsequently granted for the 247 dwellings. Development progressing at pace.	Land in ownership of two national house builders (Taylor Wimpey and Persimmon Homes). Multiple outlets on the site. Hybrid Planning Permission (17/01612/OUT) granted for 600 dwellings. 353 of these dwellings have Full Planning Permission and 247 of these dwellings have Outline Planning Permission. Reserved Matters Planning Permission (19/05564/REM) subsequently granted for the 247 dwellings. Development progressing at pace.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	*2028/29*	Total	Post Five Year Period
SHREW002, SHREW035, SHREW083, SHREW128, ELR64, ELR67 & ELR68	Shrewsbury West Sustainable Urban Extension	Principle of development established in Core Strategy. Comprehensive development to occur in accordance with adopted masterplan to include 750 dwellings, employment, the provision of new Oxon Link Road, and other infrastructure. The site is a sustainable urban extension, as such it is very large, in multiple ownerships and requires complex S106 Agreements. Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery. Development to be brought forward in coordinated phases. Full Planning Permission (20/01957/FUL) granted for 340 dwellings on the first phase of residential development. The developer is Barratt David Wilson Homes. Development is progressing at pace. Full Planning Permission (22/03543/FUL) granted for 106 dwellings on the second phase of residential development. The developer is Anwyl Homes. Development is ongoing. Residential phase 3 is in Shropshire Council ownership. Work is ongoing to bring it forward for development. The health/care campus phase of the development is to be implemented in a series of sub-phases. Sub-phase 1 was granted Full Planning Permission (14/05707/FUL) for 85 extra-care apartments, which have since been completed. Sub-phase 2 was granted Full Planning Permission (20/04541/FUL) for 54 extra-care apartments/bungalows as an extension to the existing facility, which have since been completed. Sub-phase 3 is subject to a Full Planning Application (24/02222/FUL) which is pending consideration for 32 affordable dwellings. The remaining sub-phases are in Shropshire Council ownership and there is a commitment to bringing these sub-phases forward for development.	304	0	304			15	38	38	**91**	**258**
SHREW016	Land off Hillside Drive, Belvidere, Shrewsbury	Development completed.	0	0	0						**0**	**0**
SHREW023	Land at Corner Farm Drive, Shrewsbury	Development completed.	0	0	0						**0**	**0**
SHREW027	Land at Weir Hill Farm/Robertsford House, Preston Street and adjoining Land off London Road, Shrewsbury	Major greenfield site for coordinated development in two linked parts. Land in ownership of two national house builders (Taylor Wimpey and Persimmon Homes). Multiple outlets on the site. Hybrid Planning Permission (17/01612/OUT) granted for 600 dwellings. 353 of these dwellings have Full Planning Permission and 247 of these dwellings have Outline Planning Permission. Reserved Matters Planning Permission (19/05564/REM) subsequently granted for the 247 dwellings. Development progressing at pace.	0	0	0						**0**	**0**

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

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	*2028/29*	Total	Post Five Year Period
SHREW028, SHREW029, SHREW075, SHREW107, SHREW114, SHREW127, ELR02 & ELR66	Shrewsbury South Sustainable Urban Extension, Shrewsbury	Principle of development established in Core Strategy. Comprehensive development in accordance with adopted masterplan to include approximately 950 dwellings, employment land and related infrastructure. Full Planning Permission (13/00893/FUL) granted on part of residential phase 1a and all of residential phase 2a, including 291 dwellings, which is now completed. Full Planning Permission (21/01748/FUL) granted on remainder of phase 1a for a 66 bedroom Care Home, which is now completed. Hybrid Planning Permission (18/04194/FUL) granted on the local centre for a food store and specialist housing for older people - Care Home and Extra Care Apartments (Outline Planning Permission applies to the care home and extra-care apartments). Reserved Matters Permission (19/04101/REM) subsequently granted for an 80 bed Care Home, which has been completed. The 57 extra-care apartments subsequently lapsed. Full Planning Application (24/01890/FUL) pending consideration for 64 extra-care apartments demonstrate developer interest / intention to bring forward this form of development on the site remains. As such, Shropshire Council considers that there is clear evidence that this component of 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. Outline Planning Permission (14/04428/OUT) granted for mixed use development including 500 dwellings and a Care Home on residential phases 1b, 1c, 2b and employment phases E1, E2a and E2b. Series of Reserved Matters Planning Permissions (17/06149/REM, 19/00048/REM, 19/04460/REM and 19/05470/REM) granted for sub-phases of housing and associated works, development of these various sub-phases has been completed. Alternative Outline Planning Permission (21/02982/OUT) and Reserved Matters Permission (22/01867/REM) subsequently granted replacing the Care Home with 35 dwellings. This development is ongoing. Full Planning Permission (16/02618/FUL) granted for phase 3 for 159 dwellings, and development has completed.	57	0	57				57		**57**	**0**
SHREW073	Land off Ellesmere Road, Shrewsbury	Development completed.	0	0	0						**0**	**0**
SHREW095 and SHREW115	Land west of Battlefield Road, Shrewsbury	Greenfield site within a built up area - sustainable development. Outline and Reserved Matters Planning Permissions (19/03905/OUT and 22/00056/REM) granted for 98 affordable dwellings on the site. Development is ongoing and it is understood that the developer anticipates completion of the site by 2025.	0	0	0						**0**	**0**
SHREW105	Land off Shillingston Drive, Shrewsbury	Development Completed.	0	0	0						**0**	**0**
SHREW120/R	Land East of Woodcote Way, Shrewsbury	Development completed.	0	0	0						**0**	**0**

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
SHREW198	Land at Ditherington Flaxmill, Shrewsbury	Allocated site.	Site promoted through the site allocation process. Historic England is leading the project, which will be delivered in phases. Phase 1 - a new build element. Phase 2 - restoration of the Main Mill and redevelopment of the remaining historic buildings. The phases can occur alongside each other.	Site promoted through the site allocation process. Historic England is leading the project, which will be delivered in phases.	Ditherington Flaxmill is a recognised heritage asset. Development of the site seeks to ensure the renovation and safeguarding of the mill by providing an appropriate use of the mill and the surrounding land. Significant funding has been secured for this project (including Heritage Lottery Funding; Culture Recovery Funding; ERDF funding; and LEP funding).
SHREW210/09, SHREW030/R, SHREW094 & SHREW019	Bowbrook/Radbrook, land between Mytton Oak Road and Hanwood Road, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.
SHREW212/09	Land west of Longden Road, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.
UFF006/10	Land between Manor Farm and Top Cottages, Uffington	Allocated site.	Development completed.	Development completed.	Development completed.
SHAW004	Land to the rear of Brickyard Farm, Poynton Road, Shawbury	Allocated site.	Development completed.	Development completed.	Development completed.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	*2028/29*	Total	Post Five Year Period
SHREW198	Land at Ditherington Flaxmill, Shrewsbury	Historic England as the primary landowner is leading the project. A masterplan has been prepared and the site will be delivered in phases. Hybrid Planning Permission (first in 2011 and then more recently in 2021) (20/05065/OUT) granted for the overarching redevelopment of the site, which includes 120 dwellings. Further Full Planning Permissions been granted for works to various listed buildings and off-site works to the highway, these works are ongoing. Phase 1 consists of the new build element. -On 3rd March 2023, a Compulsory Purchase Order pursuant to section 226(1)(a) of the Town and Country Planning Act 1990 to assemble the land required to deliver the mixed-use development comprising residential accommodation, together with commercial, business and service uses being a key element of the wider regeneration of Shrewsbury Flaxmill Maltings was approved. -Historic England specify on the Flaxmill Maltings website that "Historic England is looking to commence the marketing of the wider site later in 2024 with a view to appointing an appropriate Development Partner with the necessary experience and track record in the delivery of similar schemes in early 2025." They then specify the expectation that the earliest start date is early 2026. Phase 2 consists of restoration of the Main Mill and seven other listed historic buildings on the site in order to provide them with appropriate uses and secure their long term future. -Significant funding has been secured for this project (including Heritage Lottery Funding; Culture Recovery Funding; ERDF funding; and LEP funding). -The restoration of the Smithy, Stables, Main Mill and Kiln is now completed. -Restoration of the Apprentice House, Cross Mill, Dye House and Warehouse and wider development of the site (including the 120 dwellings) are the next buildings to be restored.	0	0	0						**0**	**0**
SHREW210/09, SHREW030/R, SHREW094 & SHREW019	Bowbrook/Radbrook, land between Mytton Oak Road and Hanwood Road, Shrewsbury	Development completed.	0	0	0						**0**	**0**
SHREW212/09	Land west of Longden Road, Shrewsbury	Development completed.	0	0	0						**0**	**0**
UFF006/10	Land between Manor Farm and Top Cottages, Uffington	Development completed.	0	0	0						**0**	**0**
SHAW004	Land to the rear of Brickyard Farm, Poynton Road, Shawbury	Development completed.	0	0	0						**0**	**0**

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
WEM003	Land off Pyms Road, Wem	Allocated site.	Site promoted through the site allocation process. Site in single ownership. No known impediments to the availability of the site. Outline Planning Application (20/01054/OUT) granted on the site at appeal for up to 100 dwellings.	Site promoted through the site allocation process. Outline Planning Application (20/01054/OUT) granted on the site at appeal for up to 100 dwellings.	No known viability concerns.
WEM012	Land off Roden Grove, Wem	Allocated site.	Development Completed.	Development Completed.	Development Completed.
ASHP002	Land West of Ash Parva	Allocated site.	Development completed.	Development completed.	Development completed.
PH004	Former Cherry Tree Hotel and adjoining land, Prees Heath	Allocated site.	Site promoted through the site allocation process. Site in single ownership. Willing landowner. No known impediments to the availability of the site.	Site promoted through the site allocation process. Planning Applications covering this site and a significant additional area were withdrawn and refused respectively. It is considered that a viable scheme remains possible on the allocated site.	Brownfield site but no significant viability issues known. Planning Applications covering this site and a significant additional area were withdrawn and refused respectively. It is considered that a viable scheme remains possible on the allocated site.
PRE002-011-012	Land West of Shrewsbury Street, Prees	Allocated site.	Site promoted through the site allocation process. Access off Shrewsbury Street subject to demolition of existing dwelling owned by Shropshire Housing Group, which has confirmed its support. Multiple ownerships but jointly promoted, therefore no legal or physical impediments. Site expected to be brought forward in phases, a number of which already have been completed or benefit from Planning Permisson. Total site capacity 30 dwellings.	Site promoted through the site allocation process. Site expected to be brought forward in phases, a number of which already have been completed or benefit from Planning Permisson. Total site capacity 30 dwellings.	No known viability concerns.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	*2028/29*	Total	Post Five Year Period
WEM003	Land off Pyms Road, Wem	Greenfield site with no fundamental planning issues. Likely to be delivered. Outline Planning Application (20/01054/OUT) recently granted on the site at appeal in January 2022 for up to 100 dwellings. Known developer interest in bringing forward the site for development. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.	0	0	0						**0**	**0**
WEM012	Land off Roden Grove, Wem	Development Completed.	0	0	0						**0**	**0**
ASHP002	Land West of Ash Parva	Development completed.	0	0	0						**0**	**0**
PH004	Former Cherry Tree Hotel and adjoining land, Prees Heath	Primarily brownfield site in Community Cluster located on A41/A49. Development subject to use of existing vehicular access off A41/A49. Parish Council support. Planning Applications covering this site and a significant additional area were withdrawn and refused respectively. It is considered that a viable scheme remains possible on the allocated site. Known developer interest. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	5	0	5				5		**5**	**0**
PRE002-011-012	Land West of Shrewsbury Street, Prees	Greenfield site centrally located in village - sustainable development. No fundamental planning issues. Access off Shrewsbury Street subject to demolition of existing dwelling owned by Shropshire Housing Group, which has confirmed its support. Multiple ownerships but jointly promoted. Site expected to be brought forward in phases, a number of which already have been completed or benefit from Planning Permisson. Full Planning Permissions (16/05870/FUL and 16/02309/FUL) granted for 1 and 2 dwellings on parts of the site respectively. Both schemes have been completed. Full Planning Permission (22/03298/FUL) granted for 5 bungalows on another component of the site. Development is ongoing. It is expected that the central and western portion of the sites will follow-on. Total site capacity 30 dwellings.	22	0	22			6	6	10	**22**	**0**

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
PRE008	Land at Moreton Street, Prees	Allocated site.	Site promoted through the site allocation process. Development dependent on legal agreement for restoration of Prees Hall. Willing landowner.	Site promoted through the site allocation process. Willing landowner. Scheme supported by Viability Report.	Development linked to restoration of Prees Hall. Number of dwellings increased from 30 to 40 to reflect viability issues raised in independent Viability Report.
TIL001	Land at the Vicarage, Tilstock	Allocated site.	Development completed.	Development completed.	Development completed.
TIL002	Land at Tilstock Close, Tilstock	Allocated site.	Development completed.	Development completed.	Development completed.
TIL008	Land at Russell House, Tilstock	Allocated site.	Development completed.	Development completed.	Development completed.
WHIT009	Land at Tilstock Road, Whitchurch	Allocated site.	Site promoted through the site allocation process. Full Planning Application (22/04360/FUL) granted for 561 dwellings and development is ongoing.	Site promoted through the site allocation process. Full Planning Application (22/04360/FUL) granted for 561 dwellings and development is ongoing.	Foul sewerage capacity upgrade required for complete build out of development. Agreement regarding foul sewerage capacity - permits commencement of development pending permanent upgrade by Welsh Water or developer.
WHIT021	Land at Alport Road, Whitchurch	Allocated site.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions (14/01263/OUT and 17/03076/REM) granted for 90 dwellings. Development is ongoing.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions (14/01263/OUT and 17/03076/REM) granted for 90 dwellings. Development is ongoing.	Foul sewerage capacity upgrade required for complete build out of development - the Planning Permission includes an appropriate condition regarding foul sewerage capacity. Development is ongoing.
WHIT033/10	Land North of Mill Park, Whitchurch	Allocated site.	Development completed.	Development completed.	Development completed.
WHIT046	Land at Mount Farm, Whitchurch	Allocated site.	Development completed.	Development completed.	Development completed.
WHIT051	Land West of Oaklands Farm, Whitchurch	Allocated site.	Site promoted through the site allocation process. Part of mixed use scheme linked to ELR033. Development guidelines specified for the site. No known impediments to the availability of the site. Outline Planning Permission (21/02736/OUT) granted for 7 dwellings on one component of this site. Full Planning Application (22/03708/FUL) granted for 53 dwellings on the main component of the site. The applicant is a developer (Shropshire Homes).	Site promoted through the site allocation process. Outline Planning Permission (21/02736/OUT) granted for 7 dwellings on one component of this site. Full Planning Application (22/03708/FUL) granted for 53 dwellings on the main component of the site. The applicant is a developer (Shropshire Homes).	No known viability concerns - linkage with employment land to be addressed at application stage.

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

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	*2028/29*	Total	Post Five Year Period
PRE008	Land at Moreton Street, Prees	Greenfield development in centre of village and close to facilities. No fundamental planning issues. Development subject to suitable scheme delivering restoration of Prees Hall and provision of replacement open space. Parish Council support. Development is expected to occur in the medium term.	40	0	40						**0**	**40**
TIL001	Land at the Vicarage, Tilstock	Development completed.	0	0	0						**0**	**0**
TIL002	Land at Tilstock Close, Tilstock	Development completed.	0	0	0						**0**	**0**
TIL008	Land at Russell House, Tilstock	Development completed.	0	0	0						**0**	**0**
WHIT009	Land at Tilstock Road, Whitchurch	Major greenfield site. Full Planning Application (22/04360/FUL) granted for 561 dwellings and development is ongoing. Agreement regarding foul sewerage capacity - permits commencement of development pending permanent upgrade by Welsh Water or developer. Full build out subject to permanent foul sewerage capacity upgrade.	0	0	0						**0**	**0**
WHIT021	Land at Alport Road, Whitchurch	Sustainable development. Outline and Reserved Matters Planning Permissions (14/01263/OUT and 17/03076/REM) granted for 90 dwellings. Foul sewerage capacity upgrade required for complete build out of development - the Planning Permission includes an appropriate condition regarding foul sewerage capacity. Development is ongoing.	0	0	0						**0**	**0**
WHIT033/10	Land North of Mill Park, Whitchurch	Development completed.	0	0	0						**0**	**0**
WHIT046	Land at Mount Farm, Whitchurch	Development completed.	0	0	0						**0**	**0**
WHIT051	Land West of Oaklands Farm, Whitchurch	Sustainable greenfield site on the edge of the town. No fundamental planning issues and Town Council support. Part of mixed use scheme linked to ELR033 with site development guidelines, including phasing. Outline Planning Permission (21/02736/OUT) granted for 7 dwellings on one component of this site. Full Planning Application (22/03708/FUL) granted for 53 dwellings on the main component of the site. The applicant is a developer (Shropshire Homes). Development is now ongoing.	0	0	0						**0**	**0**

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

Total Years 1-5:	**765**
10% Allowance Years 1-5:	**77**
Total After 10% Allowance:	**689**

Appendix F. Sites proposed for allocation for development within the draft Shropshire Local Plan

Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability
ALB017 & ALB021	Land north of Kingswood Road and Beamish Lane, Albrighton	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review. ALB017 represents the larger of the two components of the site through which it is envisaged that access will be provided. The Site Promoters Regulation 19 Representation (A0357) states "We can confirm that the delivery timescales for this site shown in Appendix 7 of the draft Plan are appropriate." It is anticipated that ALB021 will then follow on, representing the second phase of development.	ALB017: Site Promoters Regulation 19 Representation (A0357) states "the site is viable and deliverable, having regard to the policy requirements in the draft Plan." ALB021: In isolation, this element of the site is consistent with a typology within the Whole Plan Viability Assessment that is considered viable. No known impediments to the achievability or viability of the site.
BKL008a	Land adjoining Redlake Meadow on B4367, Bucknell	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. The site is located within the Clun Catchment, as such its delivery is linked to compliance with draft Policy DP13 of the draft Shropshire Local Plan regarding achieving nutrient neutrality for the lifetime of the development and ensuring measures of achieving nutrient neutrality do not compromise the ability of the River Clun SAC to reach favourable conservation status. Such measures will be identified through a SPD, informed by a SAC Restoration Plan. The site is therefore considered developable within the Plan period	Site proactively promoted through the Local Plan Review.	Greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. The site is located within the Clun Catchment, as such its delivery is linked to compliance with draft Policy DP13 of the draft Shropshire Local Plan regarding achieving nutrient neutrality for the lifetime of the development and ensuring measures of achieving nutrient neutrality do not compromise the ability of the River Clun SAC to reach favourable conservation status. Such measures will be identified through a SPD, informed by a SAC Restoration Plan. The site is therefore considered developable within the Plan period.
CHR001	Land between Orchard House and Crofton, Chirbury	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Small greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site.
CHR002	Land south of the A490, Chirbury	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Small greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site.

Proposed Site Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
ALB017 & ALB021	Land north of Kingswood Road and Beamish Lane, Albrighton	The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. The promoter of ALB017 specified in their Regulation 19 Representation (A0357) that "We can confirm that the delivery timescales for this site shown in Appendix 7 of the draft Plan are appropriate." Within their Matter 7 statement (M7.03 – paragraph 1.16), the promoter states “Table A7 of the Pre Submission Version identifies delivery within the Short Term (2020/21-2024/25) and Medium Term (2025/26 – 2029/30). Wain Estates support this assessment.” This component of the site is currently the subject of an Outline Planning Application (24/02662/OUT) for 150 dwellings, the applicant is a developer (Wain Estates are part of the Wain Group which includes Wain Homes). It is anticipated that ALB021 will then follow on, representing the second phase of development.	180	0	180			36	36	36	**108**	**72**
BKL008a	Land adjoining Redlake Meadow on B4367, Bucknell	Greenfield site. The site is located within the Clun Catchment, as such its delivery is linked to compliance with draft Policy DP13 of the draft Shropshire Local Plan regarding achieving nutrient neutrality for the lifetime of the development and ensuring measures of achieving nutrient neutrality do not compromise the ability of the River Clun SAC to reach favourable conservation status. Such measures will be identified through a SPD, informed by a SAC Restoration Plan. The site is therefore considered developable within the Plan period.	20	0	20						**0**	**0**
CHR001	Land between Orchard House and Crofton, Chirbury	Small greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified.	7	0	7						**0**	**7**
CHR002	Land south of the A490, Chirbury	Small greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified.	7	0	7						**0**	**7**

Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability
CLU005	Land at Turnpike Meadow on B4368, Clun	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. The site is located within the Clun Catchment, as such its delivery is linked to compliance with draft Policy DP13 of the draft Shropshire Local Plan regarding achieving nutrient neutrality for the lifetime of the development and ensuring measures of achieving nutrient neutrality do not compromise the ability of the River Clun SAC to reach favourable conservation status. Such measures will be identified through a SPD, informed by a SAC Restoration Plan. The site is therefore considered developable within the Plan period	Site proactively promoted through the Local Plan Review.	Greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. The site is located within the Clun Catchment, as such its delivery is linked to compliance with draft Policy DP13 of the draft Shropshire Local Plan regarding achieving nutrient neutrality for the lifetime of the development and ensuring measures of achieving nutrient neutrality do not compromise the ability of the River Clun SAC to reach favourable conservation status. Such measures will be identified through a SPD, informed by a SAC Restoration Plan. The site is therefore considered developable within the Plan period.
WBR007 & WBR008	Land at Bank Farm, Worthen	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Predominantly greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site.
WBR010	Land South of the B4386, Worthen	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site.
ALV006 & ALV007	Land north of Daddlebrook Road and west of A442, Alveley	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site currently located within the Green Belt. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site.
ALV009	Land Adjacent to The Cleckars, Alveley	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site currently located within the Green Belt. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site.

Proposed Site Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
CLU005	Land at Turnpike Meadow on B4368, Clun	Greenfield site. The site is located within the Clun Catchment, as such its delivery is linked to compliance with draft Policy DP13 of the draft Shropshire Local Plan regarding achieving nutrient neutrality for the lifetime of the development and ensuring measures of achieving nutrient neutrality do not compromise the ability of the River Clun SAC to reach favourable conservation status. Such measures will be identified through a SPD, informed by a SAC Restoration Plan. The site is therefore considered developable within the Plan period.	20	0	20						**0**	**20**
WBR007 & WBR008	Land at Bank Farm, Worthen	Predominantly greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. Planning Application (23/02100/OUT) refused on part of the site, bud demonstrates developer interest.	25	0	25						**0**	**25**
WBR010	Land South of the B4386, Worthen	Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified.	20	0	20						**0**	**20**
ALV006 & ALV007	Land north of Daddlebrook Road and west of A442, Alveley	Greenfield site currently located within the Green Belt. No other known fundamental planning issues. The site is considered suitable, available, achievable and viable subject to its release from the Green Belt. Considered likely to be delivered within the timescales identified.	35	0	35						**0**	**35**
ALV009	Land Adjacent to The Cleckars, Alveley	Greenfield site currently located within the Green Belt. No other known fundamental planning issues. The site is considered suitable, available, achievable and viable subject to its release from the Green Belt. Considered likely to be delivered within the timescales identified.	35	0	35						**0**	**35**

Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability
BRD030	Tasley Garden Village, Bridgnorth	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Site promoters Regulation 19 Representation (A0609) states "Tasley Garden Village is an available, suitable and deliverable site and therefore the inclusion in the draft Local Plan Review is fully supported." It also states "Taylor Wimpey proposes to comply with the required/proposed affordable housing requirement set out within Policy DP3 of the Local Plan Review within Tasley Garden Village" and "Taylor Wimpey can confirm that Tasley Garden Village would be a policy compliant development and deliver all the necessary requirements on site." The Development Statement submitted as part of this Regulation 19 Representation states "Taylor Wimpey has reviewed the economic viability of the site and proposals in terms of land values, market attractiveness/demand sales rates and development costs and can confirm that the development is economically viable and capable of delivering the required infrastructure." Large greenfield site. Considered there is sufficient viability to undertake necessary infrastructure contributions.
DNP009	Land off Derrington Road, Adjacent to Brown Clee Primary School, Ditton Priors	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site.
ELL005, ELL008 & ELL033	Land South of Oswestry Road, Ellesmere	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review. Site promoter correspondence (Appendix 2 of the Viability Tope Paper) confirms intention for early implementation of the site.	Large greenfield site. ELL008 and ELL033: Site promoters Regulation 19 Representation (A0588) states "The land is available, viable and deliverable and will be brought forward at the earliest opportunity." ELL005: Site promoters correspondence (Appendix 1 of the Viability Topic Paper) states "can confirm the site is viable and deliverable".
HNN016	Land South of Oak Street, Highley	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Large greenfield site. Site promoters Regulation 19 Representation (A0042) states "We can confirm that the site will be able to meet the Plan's development guidelines…" It also states "Allocation HNN016 is deliverable and viable." No known impediments to the achievability or viability of the site.
BUR002	Land adjoining Lineage Farm on A456, Burford	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site.

Proposed Site Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
BRD030	Tasley Garden Village, Bridgnorth	Large greenfield site, which is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0609) states "The site creates opportunities to create a sustainable community with delivery in the early years of the plan." Shropshire Council has engaged in positive dialogue with the site promoter in relation to future development of this site, with two Statements of Common Ground (SoCG07 and SoCG013) completed between the Council and the site promoter. Within SoCG013 the site promoter indicates that they expect 225 dwellings to be delivered in the first five years and up to 100 dwellings per annum to be achieved on an annual basis. Within their Matter 9 (M9.05 – paragraph 21.2-2.13) statement, the site ptomoyer states at paragraph 2.3 that “Bloor and Taylor Wimpey are in the process of preparing a planning application for the site with the view to submitting an outline application in early 2025.” And in Para 2.17 they explain some of the works being undertaken to achieve this, referencing the “…ongoing masterplanning process” within which “consideration is being given to the design, layout and the suitable phasing of development and infrastructure delivery...". An Environmental Scoping Opinion (24/02859/SCO) has recently been sought in relation to the potential future development of this site.	1,050	0	1,050			25	100	100	**225**	**825**
DNP009	Land off Derrington Road, Adjacent to Brown Clee Primary School, Ditton Priors	Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. Resolution to Grant Full Planning Application (24/02828/FUL) for 44 dwellings has been reached.	44	0	44		25	19			**44**	**0**
ELL005, ELL008 & ELL033	Land South of Oswestry Road, Ellesmere	Full Planning Permission (21/03602/FUL) granted for 107 dwellings on ELL005 and development is ongoing. ELL008 & ELL033 now linked to the delivery of the existing mixed use allocation ELL003a & ELL003b. Full Planning Permission (23/02170/FUL) granted to facilitate this development.	0	0	0						**0**	**0**
HNN016	Land South of Oak Street, Highley	Large greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0042) states "It is likely to start to be delivered earlier than the Local Plan's current forecast of 2025-2030 in Local Plan Appendix 7: Forecast of Delivery Timescales for Local Plan Allocations. We anticipate that the site's delivery will span the two periods 2020-2030." Within their Matter 15 statement (M15.02) in response to question 10 the site promoter states “The site is immediately available. It can be delivered early within the plan period.” Considered likely to be delivered.	100	0	100				36	36	**72**	**28**
BUR002	Land adjoining Lineage Farm on A456, Burford	Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. Resolution to Grant Planning Application (23/02796/FUL) for 40 dwellings on the site.	40	0	40			25	15		**40**	**0**

Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability
BUR004	Land adjoining Boraston Drive on A456, Burford	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Large greenfield site. Site promoters Regulation 19 Representation (A0118) indicates intention to comply with policy requirements and deliver the site. Site promoters Regulation 18 Response (extract provided as Appendix 3 of the Viability Topic Paper) states "Having regard to the proposed policy requirements for BUR004, including the mix of dwellings, the requirement to provide affordable housing and self-build homes, and the site specific factors (such as de-culverting the watercourse and addressing potential site contamination), we can confirm that the site is viable and deliverable. There is known market interest in the site due to Burford and Tenbury Wells being attractive and popular locations for home buyers. Finally, we also confirm that there are no known significant abnormal costs associated with developing the site." No known impediments to the achievability or viability of the site.
CHK002	Land north of The Crescent, Clee Hill	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site.
LUD056	Former Coach Depot & Land at Fishmore Road, Ludlow	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Phase 1: Outline and Reserved Matters Applications (16/03096/OUT & 19/02060/REM) granted for 71 dwellings. Subsequent Planning Applications (19/05374/FUL & 20/01326/FUL) reposition the approved plots and result in a net increase of 7 plots. Development is ongoing. Phase 2: Outline Planning Application (23/03716/OUT) pending decision with a resolution to grant for 9 dwellings.	Phase 1: Outline and Reserved Matters Applications (16/03096/OUT & 19/02060/REM) granted for 71 dwellings. Subsequent Planning Applications (19/05374/FUL & 20/01326/FUL) reposition the approved plots and result in a net increase of 7 plots. Development is ongoing. Phase 2: Outline Planning Application (23/03716/OUT) pending decision with a resolution to grant for 9 dwellings.
LUD057	Former Depot, Riddings Road, Ludlow	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Small brownfield site. Existing buildings are potentially suitable for conversion. Site promoter has confirmed its viabnility and deliverability (Appendix 29 of the Viability Topic Paper). No known impediments to the achievability or viability of the site.
HHH001 & HHH014	Land adjacent to the Primary School and The Grove, Hodnet	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoter correspondence (Appendix 20 of the Viability Topic Paper) states "We also confirm that in terms of viability then there are no current concerns or anticipated challenges taking into account all aspects of the sites and also relying on current market evidence." No known impediments to the achievability or viability of the site.

Proposed Site Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
BUR004	Land adjoining Boraston Drive on A456, Burford	Large greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 18 Response (extract provided as Appendix 3 of the Viability Topic Paper) indicates intention to bring the site forward early in the proposed Plan period. The site is considered likely to be delivered. Within their Matter 16 & Matter 25 statements (M16.02 – paragraph 2.21; M25 – paragraphs 2.1 and 2.3) the site promoter Lone Star Land has confirmed "Having regard for the progress made towards an application, we believe that the published trajectory is now likely to underestimate the contribution of the site, particularly with delivery in the initial Plan Period. We can confirm that submission of an outline application is imminent. From the grant of Outline permission, we anticipate 1 year for approval of Reserved Matters and conditions, followed by 9 months for sales. Whilst the first year of delivery may be lower, we anticipate annual delivery of 40-50 dwellings per annum. Assuming timely approval of the applications, we consider the below trajectory is deliverable…"	100	0	100				20	40	**60**	**40**
CHK002	Land north of The Crescent, Clee Hill	Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified.	20	0	20						**0**	**20**
LUD056	Former Coach Depot & Land at Fishmore Road, Ludlow	Phase 1: Outline and Reserved Matters Applications (16/03096/OUT & 19/02060/REM) granted for 71 dwellings. Subsequent Planning Applications (19/05374/FUL & 20/01326/FUL) reposition the approved plots and result in a net increase of 7 plots. Development is ongoing. Phase 2: Outline Planning Application (23/03716/OUT) pending decision with a resolution to grant for 9 dwellings.	9	0	9			9			**9**	**0**
LUD057	Former Depot, Riddings Road, Ludlow	Small brownfield site. Existing buildings are potentially suitable for conversion with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. Resolution to Grant Planning Application (24/02501/FUL) for 21 affordable dwellings. The applicant is a developer (TC Homes).	21	0	21			21			**21**	**0**
HHH001 & HHH014	Land adjacent to the Primary School and The Grove, Hodnet	Greenfield site. The site is considered suitable, available, achievable and viable. Site promoter correspondence (Appendix 20 of the Viability Topic Paper) states "We also confirm that in terms of viability then there are no current concerns or anticipated challenges taking into account all aspects of the sites and also relying on current market evidence." Considered likely to be delivered within the timescales identified.	40	0	40						**0**	**40**

Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability
HKW009	Land at School Bank Road, Hinstock	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters correspondence (Appendix 24 of the Viability Topic Paper) states "Yes the site is viable, against the requirements in the Reg. 19 draft local plan. The owners are in discussion with the Tenant farmer, and there is no reason to suggest the site is not deliverable."
MDR006	Land adjoining Adderley Road, Market Drayton	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review. Site promoters Regulation 19 Representation (A0073) states "The site is controlled by SLG, and is considered to be deliverable in the first 5 years of the plan period."	Site promoters Regulation 19 Representation (A0073) states "SLG has undertaken an internal development appraisal of the site allowing for a policy compliant level of affordable housing, and it is considered to be viable. The site is greenfield and there are no known constraints on the land that would affect delivery. Relevant technical matters have been considered and are addressed within the technical reports as described above. The site is considered to be available and suitable for development in the short term, subject to achieving planning permission." It also states "Therefore, to conclude, these representations demonstrate that the allocation of the site is justified, and the site is deliverable in the next 5 years with no technical constraints." No known impediments to the achievability or viability of the site.
MDR012	Land to the east of Maer Lane and north of the A53, Market Drayton	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Site promoters Regulation 19 Representation (A0378) states "Our client offers full support for the proposed housing allocations off Maer Lane (MDR012 and MDR034), which we consider to be suitable, available and deliverable, early in the Plan period." The site will contribute towards aspirations for a new marina at Market Drayton through provision of improved pedestrian and cycle access to the existing canal towpath and any potential future marina.
MDR034	Land west of Maer Lane and north of the A53, Market Drayton	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Site promoters Regulation 19 Representation (A0378) states "Our client offers full support for the proposed housing allocations off Maer Lane (MDR012 and MDR034), which we consider to be suitable, available and deliverable, early in the Plan period." The site will contribute towards aspirations for a new marina at Market Drayton through provision of improved pedestrian and cycle access to the existing canal towpath and any potential future marina.

Proposed Site Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
HKW009	Land at School Bank Road, Hinstock	Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified.	35	0	35						**0**	**35**
MDR006	Land adjoining Adderley Road, Market Drayton	Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0073) states "The site is controlled by SLG, and is considered to be deliverable in the first 5 years of the plan period." Planning Application (22/05309/FUL) refused on the site, but demonstrates developer interest in the site. It is known that developer interest remains in the site. Within their Matter 17 statement (M17.05 – paragraph 2.13) the site promoter SLG confirm that "The applicant is currently considering whether to appeal against the recently refused application. If an appeal is not submitted, then the site will be the subject of a further full planning application in the short term." They also stipulate in para 2.30 that "As the recent full planning application demonstrates, the site is being actively progressed and is deliverable within the next 5 years. We agree with the timescales set out in the Five Year Supply Statement (GC47) which indicates that first completions will take place in 2025/26." Considered likely to be delivered.	125	0	125			25	25	25	**75**	**50**
MDR012	Land to the east of Maer Lane and north of the A53, Market Drayton	Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0073) indicates an intention for early delivery within the proposed Plan period. Considered likely to be delivered.	70	0	70						**0**	**70**
MDR034	Land west of Maer Lane and north of the A53, Market Drayton	Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0073) indicates an intention for early delivery within the proposed Plan period. Considered likely to be delivered.	120	0	120						**0**	**120**

Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability
MDR039 & MDR043	Land at Longford Turning, Market Drayton	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review. Site promoters Regulation 18 Response (extract provided as Appendix 4 of the Viability Topic Paper) states "We agree that the delivery assumptions set out in Appendix 7 are correct."	Greenfield site. Site promoters Regulation 18 Response (extract provided as Appendix 4 of the Viability Topic Paper) states "As promoters of this site, working with the landowners, Gladman support this allocation. We can confirm that the site is viable and deliverable having regard to the policy requirements identified within the Regulation 18: Pre-Submission Draft Shropshire Local Plan. We agree that the delivery assumptions set out in Appendix 7 are correct. Please view our detailed representations for further comments on this proposed site allocation." The site will contribute towards aspirations for the relocation of sports facilities through delivery of sufficient improvements to the pedestrian, cycle and vehicle accessibility into the proposed relocation site. Considered there is sufficient viability to undertake necessary infrastructure contributions.
MIN018	Land west of A488, Minsterley	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site.
PON008, PON017 & PON030	Land at Minsterley Road, Pontesbury	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review. PON008 represents the largest component of the site and it is anticipated that access will be formed through it. The site promoters correspondence (Appendix 2 of the Viability Topic Paper) confirms that delivery timescale assumptions in the draft Shropshire Local Plan are correct. It is anticipated that PON017 and PON030 will follow on as subsequent phases of development.	The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site.

Proposed Site Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
MDR039 & MDR043	Land at Longford Turning, Market Drayton	Greenfield site considered. The site is considered suitable, available, achievable and viable. Site promoters Regulation 18 Response (extract provided as Appendix 4 of the Viability Topic Paper) states "We agree that the delivery assumptions set out in Appendix 7 are correct." Planning Application (23/00089/OUT) refused on the site, but demonstrates developer interest in the site. It is known that developer interest remains in the site. Within their Matter 17 statement (M17.02 – para 1.1.22) the promoter states “As a broad matter of principle, Gladman is in a position to prepare and submit a planning application; and secure planning permission quickly. The site is available and deliverable and has the potential to deliver a significant number of dwellings within a 5 year period.” Considered likely to be delivered within the timescales identified.	120	0	120			25	25	25	**75**	**45**
MIN018	Land west of A488, Minsterley	Greenfield site. The site is considered suitable, available, achievable and viable. Within their Matter 18 statement (M18.02) in response to question 10 the landowner has confirmed “The site is immediately available and in a sustainable location in a Community Hub settlement. There are a number of developers interested in purchasing the site, but discussions remain confidential until the allocation has been secured. It is anticipated that delivery of the site would be early within the plan period.” Considered likely to be delivered within the timescales identified. Known developer interest in the site.	20	0	20				20		**20**	**0**
PON008, PON017 & PON030	Land at Minsterley Road, Pontesbury	Greenfield site. The site is considered suitable, available, achievable and viable. PON008 represents the largest component of the site and it is anticipated that access will be formed through it. The site promoters correspondence (Appendix 2 of the Viability Topic Paper) confirms that delivery timescale assumptions in the draft Shropshire Local Plan are correct. Planning Permission (21/03660/FUL) has been granted for 38 dwellings on the PON008 component of the site and development has recently completed. It is anticipated that PON017 and PON030 will follow on as subsequent phases of development. Planning Application (22/05722/FUL) withdrawn on PON030, which demonstrates developer interest in this site. Considered likely to be delivered.	2	0	2			2			**2**	**0**

Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability
CES005	Land adjoining The Vicarage on A458, Cressage	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Site promoters Regulation 19 Representation (A0041) states "Proposed allocation CES005 is highly deliverable and viable." No known impediments to the achievability or viability of the site.
CES006	The Eagles public house on A458, Cressage	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review. Planning Permission (21/02078/FUL) granted for the conversion of the former Public House to 2 dwellings. Construction of dwellings on the wider site is expected to follow on as phase 2 of this development.	Small brownfield site. Site promoter correspondence (Appendix 5 of the Viability Topic Paper) states "The site as a whole is viable as it is developable and deliverable. The phasing of the development is currently focused on the conversion of the former public house, which already has extant permission for the conversion to one dwelling. Research suggests it may be necessary to deliver two dwellings from the conversion. This is because the building has been listed and to achieve a high quality and economically viable conversion may require the development of an additional dwelling. The car park to the former public house is developable and deliverable in accordance with the proposed site guidelines and policies of the emerging Development Plan, the phasing of this part of the site will be determined against the emerging policies of the Development Plan which support the redevelopment of the site."

Proposed Site Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
CES005	Land adjoining The Vicarage on A458, Cressage	Greenfield site. The site is considered suitable, available, achievable and viable. The site promoters Regulation 19 Representation (A0041) indicates an intention for early delivery within the proposed Plan period. Planning Application (21/01022/OUT) refused on the site, demonstrates developer interest in the site. Within their Matter 19 Statement (M19.08) the landowner confirmed in response to question 9 that "We can confirm that the site will be delivered within the early part of the plan period should the allocation of the site progress. The site offers community benefits in the form of a suitable mix of housing, quality public open space, traffic calming and good vehicular and pedestrian connections,"	60	0	60						**0**	**60**
CES006	The Eagles public house on A458, Cressage	Small brownfield site. The site is considered suitable, available, achievable and viable. Planning Permission (21/02078/FUL) granted for the conversion of the former Public House to two dwellings. Planning Application (23/00525/OUT) refused for 4 dwellings on the remainder of the site, which demonstrates developer interest in this site. It is anticipated that construction of dwellings on the wider site is expected to follow on as a phase 2 development, following conversion of the former Public House (as phase 1). Considered likely to be delivered within the timescales identified. Site promoter correspondence (Appendix 5 of the Viability Topic Paper) states "The site as a whole is viable as it is developable and deliverable. The phasing of the development is currently focused on the conversion of the former public house, which already has extant permission for the conversion to one dwelling. Research suggests it may be necessary to deliver two dwellings from the conversion. This is because the building has been listed and to achieve a high quality and economically viable conversion may require the development of an additional dwelling. The car park to the former public house is developable and deliverable in accordance with the proposed site guidelines and policies of the emerging Development Plan, the phasing of this part of the site will be determined against the emerging policies of the Development Plan which support the redevelopment of the site."	2	0	2					2	**2**	**0**

Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability
MUW012VAR	Land adjoining the Primary School and Hunters Gate, Much Wenlock	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Site promoters Regulation 19 Representation (A0370) states "At this stage we have carried out a massing exercise and can confirm that the site can accommodate a maximum of 120 dwellings together with the required roundabout and drainage infrastructure. We have also commissioned all of the various reports necessary to support a planning application and will be bringing forward the application in 2021 to demonstrate commitment to delivery of the site. The Estate are committed to delivering a high quality, beautiful development which will be in keeping with the surrounding landscape and local vernacular. There will be a requirement for natural open space within the development and it is envisaged that the current planted boundary to the site will need to be displaced and replaced with compensatory planting on the new site boundary. It is proposed that the development will deliver a good mix of housing including fulfilling the policy requirement to build 20% of the overall housing numbers as affordable dwelling. The development will deliver a Community Infrastructure Levy (CIL) contribution of £59.64 per square metre of build and the development overall could generate an overall CIL receipt somewhere in the region of £900,000 to spend on local projects. The Estate are not seeking to reduce either of these contributions on viability grounds." The representation also states "We note and accept the development guidelines set by the Council..." Considered there is sufficient viability to undertake necessary infrastructure improvements.
GWR009	Land west of Agnes Hunt Memorial Bungalows, Gobowen	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Correspondence from site promoter (Appendix 9 of the Viability Topic Paper) states "I confirm that the site, reference GWR009 would be available and deliverable for future development in line with our earlier submission". No known impediments to the achievability or viability of the site.
KCK009	Land north of Church Lane, Knockin	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters Regulation 19 Representation (A0394) states: "KCK009 is deliverable" it also states "Bidwells on behalf of Bradford Estates has held pre-application discussions with Shropshire Council under reference PREAPP/19/00137 and we are keen to facilitate delivery as soon as the planning process allows it." No known impediments to the achievability or viability of the site.

Proposed Site Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
MUW012VAR	Land adjoining the Primary School and Hunters Gate, Much Wenlock	Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0370) indicates intention to bring forward the site for development early in the plan period. Within their Matter 19 Statement (M19.05) the landowner confirms the extensive work being undertaken in preparation to bring the site forwards for development (including detailed assessment of the land drainage requirements). It also includes “Much Wenlock is an attractive market town with comprehensive range of local services. It is well located with good transport connections to other larger towns and to the West Midlands conurbation. There is therefore a latent demand for new housing and it is expected that this would be a site delivered early within the plan period.” Considered likely to be delivered.	120	0	120						**0**	**120**
GWR009	Land west of Agnes Hunt Memorial Bungalows, Gobowen	Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified.	25	0	25						**0**	**25**
KCK009	Land north of Church Lane, Knockin	Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0394) states: "Bidwells on behalf of Bradford Estates has held pre-application discussions with Shropshire Council under reference PREAPP/19/00137 and we are keen to facilitate delivery as soon as the planning process allows it." Considered likely to be delivered.	25	0	25						**0**	**25**

Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability
LYH007	Land East of Barley Meadows, Llanymynech	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoter Regulation 19 Representation (A0394) states: "LYH007 is deliverable" it also states "To demonstrate deliverability of the allocation in accordance with the above policy requirements, we have engaged in pre-application discussions with Shropshire Council under reference PREAPP/20/00355 on behalf of Bradford Estates for the residential development of the site in accordance with the LYH007 policy requirements." No known impediments to the achievability or viability of the site.
PKH002, PKH011, PKH013, PKH029, PKH031 & PKH032	Land at Park Hall	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Sites identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Sites proactively promoted through the Local Plan Review.	Series of greenfield sites to be comprehensively developed. Promoters of all the components of the site have confirmed that the site is viable and deliverable. Correspondence also indicates that relevant landowners have confirmed a willingness to work together to achieve deliverability of the site allocation forming (see Appendices 6, 7, 8, 27 and 28 of the Viability Topic Paper). No known impediments to the achievability or viability of the site.
PYC021	Land east of A483, Pant	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Site promoters Regulation 18 Response (extract provided as Appendix 10 of the Viability Topic Paper) states: "We can confirm that this site is viable." It also states "We can confirm this is a fully deliverable site with an area of 1.91 ha." and "Our client is happy to cooperate with the council to ensure there is appropriate access and measures to provide a parking solution for the village shop, and a new footpath on the eastern side of A483 along the site frontage alongside a suitable pedestrian crossing facility. The site has already had interest from a number of builders both local and regional who are interested in developing the site." No known impediments to the achievability or viability of the site.
RUY019	Former Dairy Site, School Road, Ruyton XI Towns	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Predominantly brownfield site. Site promoters correspondence (Appendix 23 of the Viability Topic Paper) confirms the site is viable and deliverable. No known impediments to the achievability or viability of the site.

Proposed Site Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
LYH007	Land East of Barley Meadows, Llanymynech	Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0394) indicates pre-app discussions have occurred on the site and that delivery can occur comfortably within the broad timescales illustrated for the site within Appendix 7 of the draft Shropshire Local Plan. Considered likely to be delivered within the timescales identified.	50	0	50				25	25	**50**	**0**
PKH002, PKH011, PKH013, PKH029, PKH031 & PKH032	Land at Park Hall	Series of greenfield sites to be comprehensively developed. The sites are considered suitable, available, achievable and viable. Promoters of all the components of the site have confirmed that the site is viable and deliverable. Correspondence also indicates that relevant landowners have confirmed a willingness to work together to achieve deliverability of the site allocation forming (see Appendices 6, 7, 8, 27 and 28 of the Viability Topic Paper). Full Planning Application (24/04332/FUL) pending consideration for 110 dwellings on the western part of the site (PKH002 and PKH031). The applicant is a developer (Shropshire Homes). Considered likely to be delivered within the timescales identified.	240	0	240			25	25	25	**75**	**165**
PYC021	Land east of A483, Pant	Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 18 Response (extract provided as Appendix 10 of the Viability Topic Paper) endorses the timescales for the delivery of the site within Appendix 7 of the draft Shropshire Local Plan. Considered likely to be delivered within the timescales identified.	25	0	25						**0**	**25**
RUY019	Former Dairy Site, School Road, Ruyton XI Towns	Predominantly brownfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0490) indicates an intention for early delivery within the proposed Plan period. Considered likely to be delivered.	65	0	65						**0**	**65**

Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability
SMH031	Land east of Moors Bank, St Martins	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Site promoters Regulation 18 Response (extract provided as Appendix 11 of the Viability Topic Paper) states: "The Estate considers a residential scheme, on the basis of the Reg18 SPD policy requirements, to be viable and deliverable. The Estate has experience of joint venture delivery in conjunction with a development partner and it is envisaged that a similar approach will be utilised in respect of SMH031. This provides a model which removes initial land cost and provides for greater flexibility in project delivery. The Estate is therefore confident that a delivery model tested in respect of SAMDev allocation SMH031 can be replicated." No known impediments to the achievability or viability of the site.
SMH038	Former Ifton Heath Primary School, St Martins	Development completed.	Development completed.	Development completed.	Development completed.
WEF025	Land at West Felton	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Site promoter correspondence (Appendix 12 of the Viability Topic Paper) states "I can confirm the site is viable and deliverable." No known impediments to the achievability or viability of the site.
WHN024	Land off Donnett Close, Whittington	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters Regulation 19 Representation (A0403) states: "We support the allocation of Site WHN024 (Land off Donnett Close, Whittington) in Place Plan S14 for the development of 70 dwellings. The site is deliverable and achievable within the first five years of the Local Plan Review period." It also states "Site WHN024 is viable and deliverable having regard to the policy requirements identified within the 'Regulation 18': Pre-Submission Draft Shropshire Local Plan." No known impediments to the achievability or viability of the site.

Proposed Site Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
SMH031	Land east of Moors Bank, St Martins	Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 18 Response (extract provided as Appendix 11 of the Viability Topic Paper) endorses the timescales for the delivery of the site within Appendix 7 of the draft Shropshire Local Plan. Considered likely to be delivered within the timescales identified.	60	0	60						**0**	**60**
SMH038	Former Ifton Heath Primary School, St Martins	Development completed.	0	0	0						**0**	**0**
WEF025	Land at West Felton	Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters correspondence (extract provided as Appendix 12 of the Viability Topic Paper) endorses the timescales for the delivery of the site within Appendix 7 of the draft Shropshire Local Plan. Considered likely to be delivered within the timescales identified.	60	0	60						**0**	**60**
WHN024	Land off Donnett Close, Whittington	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 19 Representation (A0403) confirms the site is deliverable early within the proposed Plan period. Full Planning Permission (24/02260/FUL) granted post 31st March 2024 for 61 dwellings. The applicant is a developer (Shingler Homes).	61	0	61			11	25	25	**61**	**0**

Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability
WRP001VAR	Land west of Trehowell Lane, Weston Rhyn	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site to be comprehensively developed. Site promoter (1) correspondence (Appendix 13 of the Viability Topic Paper) states: "I can confirm that: • The owner of site WRP001 wishes to dispose of the site as quickly as possible. I understand that the owners of site WRP006 are of the same mind. • There is a local developer who is in discussion regarding the purchase of the 2 parcels of the land and wishes to bring the site forward as soon as possible. • The site is free from constraints and is viable." Site promoters (2) correspondence (Appendix 14 of the Viability Topic Paper) states: "It appears, then, that the land is both viable and deliverable within the period of the Local Plan Review." No known impediments to the achievability or viability of the site.
WRP017	Land off Station Road, Weston Rhyn	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters correspondence (Appendix 26 of the Viability Topic Paper) states "With regard to the sites listed below I can confirm that further to the work undertaken to date that they remain very much viable and deliverable with regard to the policy requirements identified within the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan. We will continue to undertake further diligence work in this respect." No known impediments to the achievability or viability of the site.
SHF013	Land adjoining Meadow Drive, Shifnal	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoter correspondence (Appendix 2 of the Viability Topic Paper) states "SHF013. The site is viable and deliverable but the timescale is likely to be short term rather than medium term" No known impediments to the achievability or viability of the site.
SHF015 & SHF029	Land adjoining Beech House between A464 and Park Lane, Shifnal	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Site promoters Regulation 19 Representation (A0453) states "We represent a proposed allocated site and therefore we would be pleased to have the opportunity to answer any questions the Inspector may have and to demonstrate that the site is available and deliverable." No known impediments to the achievability or viability of the site.

Proposed Site Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
WRP001VAR	Land west of Trehowell Lane, Weston Rhyn	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters correspondence (Appendix 13 of the Viability Topic Paper) confirms the site is deliverable early within the proposed Plan period.	60	0	60				10	25	**35**	**25**
WRP017	Land off Station Road, Weston Rhyn	Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. Site promoters correspondence (Appendix 26 of the Viability Topic Paper) states "With regard to the sites listed below [which included this site] I can confirm that further to the work undertaken to date that they remain very much viable and deliverable with regard to the policy requirements identified within the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan. We will continue to undertake further diligence work in this respect."	40	0	40					15	**15**	**25**
SHF013	Land adjoining Meadow Drive, Shifnal	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters correspondence (Appendix 2 of the Viability Topic Paper) confirms the site is deliverable early within the proposed Plan period.	65	0	65						**0**	**65**
SHF015 & SHF029	Land adjoining Beech House between A464 and Park Lane, Shifnal	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered.	65	0	65						**0**	**65**

Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability
SHF022 & SHF023 (part)	Land between Windmill View and The Monument on A464, Shifnal	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Large greenfield site. Site promoters Regulation 19 Representation (A0148) states: "Policy S15.1 and specifically site allocations SHF022 and SHF023 – which can be delivered by L&Q Estates without third-party constraints – are considered to be robust and deliverable for plan-making purposes..." Site Promoters correspondence (Appendix 2 of the Viability Topic Paper) states "SHF022. The site is viable and deliverable and the timescale is correct" No known impediments to the achievability or viability of the site.
BAY039	Land off Lyth Hill Road, Bayston Hill	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Site promoters Regulation 19 Representation (A0614) states "Our client's site is available for development, suitable, sustainably located and development here would be achievable with the scheme being completed in full within five years. Site promoters correspondence (Appendix 22 of the Viability Topic Paper) states "I can confirm that the draft allocated site is capable of being viably delivered for 100 dwellings, having regard to the policy requirements of the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan." No known impediments to the achievability or viability of the site.
BAY050	Former Oaklands School Site, Bayston Hill	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Full Planning Application (22/02517/FUL) granted for 23 dwellings on part of the site.
BIT022	Land East of Villa Farm, Bicton	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Small greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site.
BNP024	Land west of Shrewsbury Road, Baschurch	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site which is considered achieable and viable. The landowners Matter 22 statement (M22.08) confirms in response to question 10 that "The site is immediately available and has a developer on board. It can be delivered early within the plan period." No known impediments to the achievability or viability of the site.

Proposed Site Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
SHF022 & SHF023 (part)	Land between Windmill View and The Monument on A464, Shifnal	Large greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0148) states: "Policy S15.1 and specifically site allocations SHF022 and SHF023 – which can be delivered by L&Q Estates without third-party constraints – are considered to be robust and deliverable for plan-making purposes..." Site Promoters correspondence (Appendix 2 of the Viability Topic Paper) states "SHF022. The site is viable and deliverable and the timescale is correct" No known impediments to the achievability or viability of the site.	100	0	100				36	36	**72**	**28**
BAY039	Land off Lyth Hill Road, Bayston Hill	The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters correspondence confirms the site is viable and fully deliverable within 5 years. Full Planning Application (24/00765/FUL) pending consideration for 114 dwellings on the site. The applicant is a developer (Redrow Homes).	100	0	100				38	38	**76**	**24**
BAY050	Former Oaklands School Site, Bayston Hill	Part greenfield part brownfield site. The site is considered suitable, available, achievable and viable. Full Planning Application (22/02517/FUL) granted for 23 dwellings on part of the site and development has been completed.	0	0	0						**0**	**0**
BIT022	Land East of Villa Farm, Bicton	Small greenfield site. The site is considered suitable, available, achievable and viable. Within their Matter 22 Statement (M22.06) the site promoter confirmed in response to question 10 that "The site is immediately available and in a sustainable location located close to the market town of Shrewsbury. There are a number of developers interested in purchasing the site, but discussions remain confidential until the allocation has been secured. It is anticipated that delivery of the site would be early within the plan period." Considered likely to be delivered.	15	0	15				15		**15**	**0**
BNP024	Land west of Shrewsbury Road, Baschurch	Greenfield site. The site is considered suitable, available, achievable and viable. The landowners Matter 22 statement (M22.08) confirms in response to question 10 that “The site is immediately available and has a developer on board. It can be delivered early within the plan period.” Considered likely to be delivered.	35	0	35				15	20	**35**	**0**

Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability
BNP035	Land east of Prescott Fields, Baschurch	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters Regulation 18 Response (extract provided as Appendix 15 of the Viability Topic Paper) states: "We have as agents for the owner been in negotiations and now have a legal agreement (subject to planning) with Shingler Group Ltd to purchase and develop the site (BNP035). Clearly the site is deliverable immediately and is adjacent to residential development and with safe access." Potential developer associated with the sites Regulation 19 Representation (A0589) states "Shingler Homes are currently finalising an option on the land with the land owners and wish to develop the site in the short term (2020/21 to 2024/25) The 'Development Guidelines' will be adhered to within the necessary planning application, which will be formulated in discussion with Planning Officers. The site is available, viable and deliverable and will be brought forward at the earliest opportunity." No known impediments to the achievability or viability of the site.
BOM019	Land West of Shrewsbury Road, Bomere Heath - Phase 1	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters Regulation 18 Response (extract provided as Appendix 16 of the Viability Topic Paper) states "We can confirm that the site is viable and that it is deliverable." No known impediments to the achievability or viability of the site.
BOM020	Land West of Shrewsbury Road, Bomere Heath - Phase 2	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Small greenfield site. Site promoters Regulation 18 Response (extract provided as Appendix 17 of the Viability Topic Paper) states "We can confirm that the site is viable and that it is deliverable." No known impediments to the achievability or viability of the site.
FRD011	Land adjoining But Lane on A458, Ford	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Correspondence from site promoter (Appendix 2 of the Viability Topic Paper) states "FRD011. The site is viable and deliverable but the timescale is likely to be short term rather than medium term" No known impediments to the achievability or viability of the site.

Proposed Site Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
BNP035	Land east of Prescott Fields, Baschurch	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered.	20	0	20						**0**	**20**
BOM019	Land West of Shrewsbury Road, Bomere Heath - Phase 1	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 18 Response (extract provided as Appendix 16 of the Viability Topic Paper) confirms the site is deliverable early within the proposed Plan period. Full Planning Permission (22/05744/FUL) granted post 31st March 2024 on BOM019 & BOM020 for 62 dwellings.	40	0	40			20	20		**40**	**0**
BOM020	Land West of Shrewsbury Road, Bomere Heath - Phase 2	Small greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 18 Response (extract provided as Appendix 17 of the Viability Topic Paper) confirms the site is deliverable early within the proposed Plan period. Full Planning Permission (22/05744/FUL) granted post 31st March 2024 on BOM019 & BOM020 for 62 dwellings.	22	0	22					22	**22**	**0**
FRD011	Land adjoining But Lane on A458, Ford	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoter correspondence (Appendix 17 of the Viability Topic Paper) confirms the site is deliverable early within the proposed Plan period.	75	0	75				15	20	**35**	**40**

Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability
SHR054a	Land south of Sundorne Road, Shrewsbury	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site which is considered achievable and viable. No known impediments to the achievability or viability of the site.
SHR057 & SHR177	Land North of Mytton Oak Road, Shrewsbury	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Large greenfield site. Site promoter correspondence (Appendix 2 of the Viability Topic Paper) states "SHR057 and SHR177. These sites are viable and deliverable and the timescale is correct". No known impediments to the achievability or viability of the site.
SHR060, SHR158 & SHR161	Land between Mytton Oak Road and Hanwood Road, Shrewsbury	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Large greenfield site. Site promoters Regulation 19 Representation (A0356) states: "CEG is an experienced national strategic land promoter with a proven track record of delivering major sustainable urban extensions. There are no abnormal costs or technical constraints that would render the development of the site unviable or undeliverable. If necessary, CEG will submit its own detailed site-specific viability assessment in support of the draft allocation at the appropriate time, however we continue to question some of the broadbrush assumptions and conclusions reached in the Council's current evidence base on viability. CEG would once again welcome further engagement with the Council on this. In respect of deliverability, CEG is fully committed to preparing a masterplan, submitting a planning application and bringing forward the site for development as soon as possible. Some early discussions with housebuilders have taken place to date, and it is expected that a significant proportion of the site will be brought forward early in the plan period." No known impediments to the achievability or viability of the site.
SHR145	Land south of Meole Brace Retail Park, Shrewsbury	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Outline Planning Permission and Reserved Matters Permission (19/04389/OUT and (22/04331/REM) granted for 150 dwellings. Development is ongoing.	Outline Planning Permission and Reserved Matters Permission (19/04389/OUT and (22/04331/REM) granted for 150 dwellings. Development is ongoing.	Outline Planning Permission and Reserved Matters Permission (19/04389/OUT and (22/04331/REM) granted for 150 dwellings. Development is ongoing.

Proposed Site Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
SHR054a	Land south of Sundorne Road, Shrewsbury	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 19 Representation (A0043) confirms the site is deliverable early within the proposed Plan period, it includes "There is strong interest from housing developers and the site is likely to be delivered within 3 years of adoption of the Plan". The developer (Shropshire Homes) Matter 22 Statement (M22.13) confirms in response to question 10 that “SHL intend to prepare and submit a planning application for this site as soon as the plan is adopted. They expect completion of the site to take between 2-3 years once construction has begun.”	60	0	60				22	38	**60**	**0**
SHR057 & SHR177	Land North of Mytton Oak Road, Shrewsbury	Large greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoter correspondence (Appendix 2 of the Viability Topic Paper) states "SHR057 and SHR177. These sites are viable and deliverable and the timescale is correct". Hybrid Planning Application (24/02808/OUT) pending consideration 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).	400	0	400			38	57	57	**152**	**248**
SHR060, SHR158 & SHR161	Land between Mytton Oak Road and Hanwood Road, Shrewsbury	Large greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. The site promoters Regulation 19 Representation (A0356) states "CEG is fully committed to preparing a masterplan, submitting a planning application and bringing forward the site for development as soon as possible. Some early discussions with housebuilders have taken place to date, and it is expected that a significant proportion of the site will be brought forward early in the plan period." A statement of common ground (SOCG018) has been agreed between the Council and site promoter CEG, within which it is specified in paragraph 6.6 that "It is anticipated that construction of the first phase of dwellings will begin in 2026/2027, following adoption of the new Shropshire Local Plan and determination of the requisite planning application(s). Buildout rates are expected to peak at a combined rate of 150 dwellings a year throughout the period from 2029 to 2036, with completion of the residential elements by 2038/2039...”	1,500	0	1,500			95	95	95	**285**	**1,215**
SHR145	Land south of Meole Brace Retail Park, Shrewsbury	Outline Planning Permission and Reserved Matters Permission (19/04389/OUT and (22/04331/REM) granted for 150 dwellings. Development is ongoing.	0	0	0						**0**	**0**

Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability
SHR173	Land west of Ellesmere Road, Shrewsbury	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Large greenfield site. Site promoters Regulation 19 Representation (A0608) states "To conclude, Barwood Land can confirm that the Site is viable, available and achievable, and is expected to deliver housing in accordance with the policy requirements identified within the 'Regulation 18: Pre-Submission Draft Shropshire Local Plan'." No known impediments to the achievability or viability of the site.
Clive Barracks, Tern Hill (BNT002)	Clive Barracks, Tern Hill	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review. It is understood that the sites current occupiers will be relocated and the site released for development in 2025.	Large part brownfield and part greenfield site. It is considered that the draft Policy allows for sufficient flexiability to respond to any site specific viability issues relating to affordable housing, where demonstrated through clear evidence at the Planning Application stage. The site is therefore considered achievable and viable.

Proposed Site Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
SHR173	Land west of Ellesmere Road, Shrewsbury	Large greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. A statement of common ground (SoCG012) has been agreed between the Council and the site promoter. This specifies at paragraph 5.6 that "The Promoter proposes an indicative trajectory for the delivery of the proposed site allocation on the land west of Ellesmere Road as follows: • Outline Planning Permission granted - 2024 • Site Sale, Reserved Matters Approvals and Discharge of Conditions - 2025 • Lead-in and 50 dwellings completed – 2026 • 100 dwellings completed – 2027 (target NWRR opening year) • 100 dwellings completed – 2028 (plus delivery of Local Centre) • 100 dwellings completed – 2029 • 100 dwellings completed – 2030" Wtihin paragraph 5.4 of the SoCG it is specified that “It is agreed in principle between the Parties that 150 dwellings of the 450 dwellings allocated to be delivered on the Site could be delivered prior to the NWRR being operational without having a severe impact on the highway network...” The Council has proposed a main modification to positively respond to this. Planning Application (22/01432/OUT) pending consideration on the site. This demonstrates developer interest.	450	0	450			50	100	100	**250**	**200**
Clive Barracks, Tern Hill (BNT002)	Clive Barracks, Tern Hill	Large part brownfield and part greenfield site. The site is considered suitable, will be made available for development is 2025, achievable and viable. A series of statements of common ground (SoCG04, SoCG04a & SoCG04b) between Shropshire Council and the site promoter. Within SoCG04b it is agreed that "the disposal date for the site has now been announced as 2030. DIO remains committed to the delivery of Clive Barracks. Whilst it is recognised that there has been delay to the vacation date, the DIO can confirm that the works associated with the relocation of the 1st Royal Irish Regiment, from Clive Barracks, are well advanced and closure works are likely to begin in 2028 with site disposal in 2030." This also includes agreement of the delivery schedule for the site, which involves submission of an outline application in 27/28-28/29; site closure works in 28/29-29/30; disposal in 29/30-30/31; and delivery of development from 31/32 onwards. It also includes agreement of delivery rates (a cautious 25dpa for the first two years and 50dpa thereafter). As such it is considered to reperesent a developable site.	750	0	750						**0**	**750**

Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability
Former Ironbridge Power Station (IRN001)	Former Ironbridge Power Station	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review. Known interest in bringing forward the site for development. Outline Planning Permission (19/05560/OUT) granted for development of the site. Reserved Matters Permission has been granted for the first phase of development and are pending consideration for/to facilitate subsequent phases of development.	The Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan identifies this strategic site as viable, with a general recommendation to continue engagement with promoters of Strategic Sites. Outline Planning Permission (19/05560/OUT) granted for development of the site. Reserved Matters Permission has been granted for the first phase of development and are pending consideration for/to facilitate subsequent phases of development.
CLV012 & CLV018	Land at Flemley Park Farm, High Street, Clive	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Residential	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters Regulation 18 Response (extract proved as Appendix 17 of the Viability Topic Paper) A0440 states: "We can confirm that development of CLV012 / CLV018 is viable and deliverable, having regard to the policy requirements identified within the Pre-Submission Draft of the Shropshire Local Plan." No known impediments to the achievability or viability of the site.
HDL006	Land south of Wedgefields Close, Hadnall	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters Regulation 19 Representation (A0454) states: "We represent a proposed allocated site and therefore we would be pleased to have the opportunity to answer any questions the Inspector may have and to demonstrate that the site is available and deliverable." No known impediments to the achievability or viability of the site.
SHA019	Land between the A53 and Poynton Road, Shawbury	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters Regulation 18 Response (extract provided as Appendix 18 of the Viability Topic Paper) states: "The site is viable and capable of coming forward as part of the Local Plan Review process." No known impediments to the achievability or viability of the site.
WEM010	Land off Pyms Road, Wem	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site adjoining existing allocation in same ownership (subject to a Planning Application - 21/02768/OUT). Site promoter correspondence (Appendix 25 of this document) states "On behalf of the landowner, I can confirm that proposed allocation WEM010 is a viable and deliverable site."

Proposed Site Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
Former Ironbridge Power Station (IRN001)	Former Ironbridge Power Station	The site is considered suitable, available, achievable and viable. As such it is considered to reperesent a developable site. Extensive demolition works have occurred on the site under various demolition notices. Full Planning Application (20/05301/FUL) granted for enabling works to occur on the site. Subsequent Outline Planning Permission (19/05560/OUT) granted for development of the site, including 1,000 dwellings and a 75 dwelling retirement village. Reserved Matters Permission (24/02380/REM) granted for phase 1a consisting of 107 dwellings. The applicant is Barratt David Wilson Homes and development has commenced. Reserved Matters Application (24/03660/REM) pending consideration for phase 2a consisting of 202 dwellings. The applicant is Taylor Wimpey. Numerous other Reserved Matters are pending consideration to facilitate other residential phases of development on the site. The Council's assumptions of 70dph, rising to 80dph, is extremely cautious given experience on other sites in Shropshire.	0	0	0						**0**	**0**
CLV012 & CLV018	Land at Flemley Park Farm, High Street, Clive	Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 18 response (extract provided as Appendix 17 of the Viability Topic Paper) endorses the timescales for the delivery of the site within Appendix 7 of the draft Shropshire Local Plan. Considered likely to be delivered within the timescales identified.	20	0	20						**0**	**20**
HDL006	Land south of Wedgefields Close, Hadnall	Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0454) states: "We represent a proposed allocated site and therefore we would be pleased to have the opportunity to answer any questions the Inspector may have and to demonstrate that the site is available and deliverable." Considered likely to be delivered.	40	0	40					15	**15**	**25**
SHA019	Land between the A53 and Poynton Road, Shawbury	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. The Regulation 18 Response (extract provided as Appendix 18 of the Viability Topic Paper) states "It is anticipated that the Phase 1 site will come forward in the 'Short Term' (2020 to 2025)..." and "It is anticipated that the Phase 2 site will come forward in the 'Medium Term' (2025 to 2030)". It also states "realistic prospect that housing will be delivered on the site within five years."	80	0	80				25	25	**50**	**30**
WEM010	Land off Pyms Road, Wem	Large greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Planning Application (20/01054/OUT) granted at appeal on the adjoining existing allocation in the same ownership.	120	0	120						**0**	**120**

Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability
WEM025	Land off Trentham Road, Wem	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters correspondence (Appendix 26 of the Viability Topic Paper) states "With regard to the sites listed below I can confirm that further to the work undertaken to date that they remain very much viable and deliverable with regard to the policy requirements identified within the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan. We will continue to undertake further diligence work in this respect." No known impediments to the achievability or viability of the site.
WEM033	Land off Whitchurch Road, Wem	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters Regulation 19 Representation (A0009) states: "JR Planning & Development supports the allocation of site WEM033 and confirms that it is available, deliverable and achievable." No known impediments to the achievability or viability of the site.
PPW025	Land North of Tudor House, Prees	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters Regulation 19 Representation (A0591) states "The land is available, viable and deliverable and will be brought forward at the earliest opportunity." No known impediments to the achievability or viability of the site.
WHT014	Land at Liverpool Road, Whitchurch	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters Regulation 19 Representation (A0201) states: "In light of PH's land interests we support the allocation of Land at Liverpool Road, Whitchurch (WHT014) for 70 new homes. The site is deliverable, sustainable and would complement the draft Plan's spatial strategy and can be brought forward in a manner that delivers the aspirations contained in the draft policy." It also states "In terms of deliverability, the site is in the sole control of PH who are committed to bringing it forward for development and intend to submit a planning application upon adoption of the Local Plan. Following approval of the planning application, we expect the site to yield approximately 50 dwellings per annum within the early part of the Plan Period. The site is suitable, available and achievable and, therefore, deliverable." No known impediments to the achievability or viability of the site.

Proposed Site Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
WEM025	Land off Trentham Road, Wem	Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. Site promoters correspondence (Appendix 26 of the Viability Topic Paper) states "With regard to the sites listed below [which included this site] I can confirm that further to the work undertaken to date that they remain very much viable and deliverable with regard to the policy requirements identified within the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan. We will continue to undertake further diligence work in this respect."	30	0	30				15	15	**30**	**0**
WEM033	Land off Whitchurch Road, Wem	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 19 Representation (A0009) states: the site is deliverable early within the proposed Plan period.	60	0	60						**0**	**60**
PPW025	Land North of Tudor House, Prees	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 19 Representation (A0591) indicates that the site is deliverable early within the proposed Plan period.	35	0	35						**0**	**35**
WHT014	Land at Liverpool Road, Whitchurch	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 19 Representation (A0201) states: "Following approval of the planning application, we expect the site to yield approximately 50 dwellings per annum within the early part of the Plan Period." Within their Matter 24 Statement (M24.02 para 10) Persimmon Homes have confirmed "PH would look to bring the site forward within the first 5 years of the plan period. On confirmation of the allocation PH would look to progress a full planning application. Allowing for the subsequent discharge of condition we would anticipate a start on site within 18-24 months of the allocation be confirmed. PH anticipate that the delivery of 70 units thereafter would take between 18-24 months form the start on the site. It is considered that this is a realistic timeframe and that is deliverable." This generally aligns with the Council's assumptions within the housing land supply (GC47).	70	0	70			20	25	25	**70**	**0**

Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability
WHT037 & WHT044	Land North of Chester Road, Whitchurch	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Large greenfield site. Site promoters Regulation 19 Representation (A0515) states "All three owners are working in collaboration and partnership with David Wilson Homes (DWH) to ensure the site is available, deliverable and comes forward for development, at the first opportunity." No known impediments to the achievability or viability of the site.
WHT042	Land North of Waymills, Whitchurch	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Large greenfield site. Site promoters Regulation 18 Response (extract provided as Appendix 19 of the Viability Topic Paper) states "We can confirm that development of WHT042 is viable and deliverable, having regard to the policy requirements identified within the Pre-Submission Draft of the Shropshire Local Plan." No known impediments to the achievability or viability of the site.

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

Proposed Site Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
WHT037 & WHT044	Land North of Chester Road, Whitchurch	Large greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 19 Representation (A0515) states "All three owners are working in collaboration and partnership with David Wilson Homes (DWH) to ensure the site is available, deliverable and comes forward for development, at the first opportunity." Within their Matter 24 Statement (M24.04 para 2.24) Castle Green Homes have confirmed that "Castle Green Homes envisage that a start on site with preparatory works would be achievable by June 2025, with the dwellings delivered subsequently at a rate of 40 dwellings per annum from January 2026. This would mean that all homes would be projected to be delivered by January 2031, comfortably within the short and medium term within the plan period. Castle Green Homes have already undertaken preliminary site assessment and scoping works, allowing for a shorter turnaround time to submit a planning application upon allocation of the sites."	200	0	200			25	40	40	**105**	**95**
WHT042	Land North of Waymills, Whitchurch	Large greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 18 Response (extract provided as Appendix 19 of the Viability Topic Paper) states "Having considered the assumptions made within Appendix 7 in respect of timescales for the delivery, the predicting delivery to be Medium Term (2025 – 2030) to Long Term (2030 – 2035) is considered appropriate." Adjoining allocated land in the same ownership is currently the subject of a Full Planning Application (22/03708/FUL) for 53 dwellings. An Outline Planning Application (21/02736/OUT) for 7 dwellings is also pending consideration on the remainder of the adjoining allocation.	180	0	180						**0**	**180**

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

Total Years 1-5:	**2,301**
10% Allowance Years 1-5:	**230**
Total After 10% Allowance:	**2,071**

Appendix G. Strategic Land Availability Assessment (SLAA) Sites

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

SLAA Site Reference	Address	Summary	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
ALB003	Caravan storage, Station Road, Albrighton	Site adjoins allocated site that benefits from planning permission and is currently under construction. The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**6**
BIS016	Field adj. Blunden Hall, Brampton Road, Bishop's Castle	The site is considered suitable; available; viable and achievable. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Bishop's Castle is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.						**0**	**15**
BIS020	Rear of surgery, Schoolhouse Lane, Bishop's Castle	The site is considered likely to become available in the future; viable; and achievable. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is also considered suitable for residential development subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Bishop's Castle is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.						**0**	**13**

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
BKL001	Field opposite the Junior School, Bucknell	The site is within the development boundary so development is acceptable in policy terms. Suitability is subject to appropriate management of any physical, heritage or environmental constraints present. For instance the site is in proximity to the River Redlake Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
BKL002	The Old Farm, Bucknell	The site is within the development boundary so development is acceptable in principle subject to material considerations. However, part of the site is within the River Redlake Wildlife Site, consequently development of this element of the site and an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy, therefore this part of the site is unsuitable for development. Additionally, part of the site is also within Flood Zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The suitability of the remainder of the site is subject to appropriate management of any physical, heritage and environmental constraints present. For instance part of the site is within and the remainder is in proximity of a Conservation Area. The site is also within proximity of a Scheduled Monument and one or more listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The element of the site that is not within a Local Wildlife Site is in proximity of this site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

SLAA Site Reference	Address	Summary	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
BKL001	Field opposite the Junior School, Bucknell	The site is considered suitable, available, viable and achievable (subject to any further necessary viability assessment). Suitability of the site for open market residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Bucknell is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.						**0**	**44**
BKL002	The Old Farm, Bucknell	The site is available, achievable and viable. Whilst the site is located within the development boundary, there are a number of constraints that apply. This includes the fact that part of the site is within the River Redlake Wildlife Site, consequently development of this element of the site and an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy, therefore this part of the site is unsuitable for development. Additionally, part of the site is also within Flood Zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Suitability of the site for open market residential development is therefore subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Bucknell is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment. Outline Planning Application (21/03445/OUT) refused for 8 dwellings on part of the site.						**0**	**30**

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
CLU003	Land adjacent to The Hall, Vicarage Road, Clun	The site is within the development boundary so development is acceptable in policy terms, subject to material considerations such as the ability to suitably manage any physical, heritage or environmental constraints present. For instance the site is in a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is densely wooded, which will require due consideration. The site is also within 300m of a Scheduled Monument and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is in the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
BRD012	Land off Stourbridge Road, Bridgnorth	The site is considered developable subject to appropriate management of any physical, heritage and environmental constraints. For instance the ability to provide access is subject to Highway Officer advice. The site contains and is within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within proximity of a Conservation and Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is not currently available but will become so in the future; that there is a willing landowner/developer; and no legal or ownership problems which could limit development beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

SLAA Site Reference	Address	Summary	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
CLU003	Land adjacent to The Hall, Vicarage Road, Clun	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is within the development boundary so development is acceptable in policy terms, subject to a heritage assessment of the impact of development on the Conservation Area will be required. If this shows no adverse effect, or that any such effect can be adequately mitigated, the site's development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. These include the site's location in the Shropshire Hills AONB; the wooded character of the site; and its proximity to a Wildlife Site, Scheduled Monument and one or more Listed Buildings. Clun is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment. Recent Permission in Principle (23/00247/PIP) refused for 1 dwelling on the site, due to the sites location in the river Clun catchment.						**0**	**2**
BRD012	Land off Stourbridge Road, Bridgnorth	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically access to the site and mitigation of the impact of development on the trees subject to TPO protection both on the site and in proximity; and the Conservation and Listed Buildings within proximity. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**40**

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
DNP005	Land north-west of South Road, Ditton Priors	The site is within the development boundary so development is acceptable in policy terms, subject to material considerations and suitable management of any physical, heritage or environmental constraints present. For instance these include the presence of a Listed Building within the site the site's location in a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also in the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
BRO034	Adj. Brook Cottage, 4 Bridge Rd, Broseley	Within development boundary so site suitable for development. Discussion will be needed with highway authority about vehicle access and Coal Authority regarding land conditions. The site is within 500m of an Ancient Woodland site. Development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 250m of 3 Local Wildlife Sites, so development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 30m of a Veteran Tree/ tree protected by a Tree Preservation Order so development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is located within a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is within proximity of a World Heritage Site and a number of listed buildings so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

SLAA Site Reference	Address	Summary	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
DNP005	Land north-west of South Road, Ditton Priors	The site is considered available, achievable and viable (subject to any further necessary viability assessment). The site is within the development boundary so development is acceptable in policy terms, subject to material considerations and management of any physical, heritage of environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.						**20**	**20**
BRO034	Adj. Brook Cottage, 4 Bridge Rd, Broseley	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically potential impacts on environmental and heritage assets. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**6**	**0**

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
CST008	Land at Woodbank House, Church Stretton	The site is within the Church Stretton development boundary so the principle of development is accepted. The site is located within the Shropshire Hills AONB. Major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. The site is within 500m of an Ancient Woodland site. Development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 250m of a Wildlife Site. Development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is adjacent to a Conservation Area. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
CRA001	Abattoir site, Craven Arms	A small part of the site are within Flood Zones 2 and/or 3. The area of the site outside this zone has potential for residential development (following the relocation of the existing abattoir) as it is located within the Craven Arms settlement boundary. This potential is subject to the appropriate management of any physical, heritage and environmental constraints present. For instance the site is within 300m of a Conservation Area and several Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site was represented during the SAMDev Site Allocations process for a relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future. Specifically there is a stated aspiration within the current Development Plan to relocate the abattoir to the proposed Newington Food Park. This relocation will allow the redevelopment of the existing site, which will act as a catalyst for the redevelopment of the wider area.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
CRA029	Garage Corvedale Rd, Craven Arms	The site is a brownfield site within the development boundary. Suitable in principle for residential development. A positively designed scheme could enhance the site and its setting, which is a gateway into the town. Therefore the site is suitable subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is brownfield and in use as a garage, therefore there are potential contamination issues. The site is also in proximity of a conservation area and listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

SLAA Site Reference	Address	Summary	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
CST008	Land at Woodbank House, Church Stretton	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**6**	**0**
CRA001	Abattoir site, Craven Arms	The site is considered suitable; available (following the relocation of the existing abattoir); achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate assessment and management of the impact on physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Such constraints include: Flood Zones 2 and/or 3; proximity to a Conservation Area and to several Listed Buildings. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**26**
CRA029	Garage Corvedale Rd, Craven Arms	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**8**

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
HNN021	Off Netherton Lane, Highley	The site is located within the Highley development boundary. As such the principle of residential development on the site is established. Suitability is subject to appropriate management of the physical, heritage and environmental constraints. For instance part of the site was subject to previous quarrying and subsequent landfill uses, this will require due consideration. The site is adjacent to existing commercial units. The relationship between these units and any residential development on this site will require due consideration. The site contains and is in proximity of trees subject to TPO protection, development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also in proximity of a conservation area and a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Approximately 40% of the site granted Planning Permission (17/05813/FUL) for a business unit. As such site capacity has been reduced.	The site has been the subject of either a refused or withdrawn Planning Application for a relevant use, but it is understood that there remains development interest; the site is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development. Approximately 40% of the site granted Planning Permission (17/05813/FUL) for a business unit. As such site capacity has been reduced.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken. Approximately 40% of the site granted Planning Permission (17/05813/FUL) for a business unit. As such site capacity has been reduced.
LUD005	21 New Street, Ludlow	The site is located within the Ludlow development boundary and is considered to represent a suitable location for residential development, subject to appropriate management of any physical, heritage and environmental constraints. For instance, the site is located within proximity of one or more listed buildings and a conservation area, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
LUD022	Morris Bufton Galdeford, Ludlow	The site is within the Ludlow development boundary so the principle of development is accepted subject to management of any physical, heritage and environmental constraints. These include consideration of any loss of employment. The site is in proximity of a Scheduled Monument, Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. If the consent for a retail unit on part of the site is implemented, this will need to be excluded from the developable area.	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

SLAA Site Reference	Address	Summary	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
HNN021	Off Netherton Lane, Highley	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Approximately 40% of the site granted Planning Permission (17/05813/FUL) for a business unit. As such site capacity has been reduced.						**0**	**10**
LUD005	21 New Street, Ludlow	The site is considered suitable; likely to become available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**5**	**0**
LUD022	Morris Bufton Galdeford, Ludlow	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site is currently suitable for development as it is located within the development boundary where the principle of development is accepted subject to management of any physical, heritage and environmental constraints. These include the implications of any loss of employment; and the site's proximity to a SSSI, a Scheduled Monument, a Conservation Area and several Listed Buildings. Additionally, If the consent for a retail unit on part of the site is implemented, this will need to be excluded from the developable area.						**0**	**41**

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
ONY005	Land at the Quarry	The site is located adjacent to an existing Community Hub, however within Onibury open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The housing guideline for Onibury is around 25 dwellings. As a former quarry, the sites topography may be challenging, contamination may be present and ground investigations are likely to be required. The site is also located within the AONB, therefore any major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also in proximity of a conservation area and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval. Subject to these factors, a suitably sized scheme, appropriate consideration of the identified housing guideline for the settlement, and any other material considerations, including any other physical, heritage and environmental constraints present, the site may currently be suitable for development. However, Onibury has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such under this policy approach open market residential development on the site would be contrary to policy.	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
HHH003	Divisional Surveyors Office & Depot, Hearne Lane, Hodnet	The site is within the development boundary so the principle of development is accepted subject to material considerations and suitable management of any physical, heritage or environmental constraints present. For instance, the site is located within a Conservation Area and its proximity to a Scheduled Monument, a Registered Park or Garden and one or more Listed Buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
MDR002	Car Sales Area, Salisbury Road, Market Drayton	The site is considered suitable for residential development. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance there is a TPO adjacent to the site, therefore development is subject to an assessment of impact on the protected tree(s) on/in proximity of the site in order to demonstrate how they can be safeguarded. Thus, the site is considered suitable for development in relation to this matter, subject to these safeguarding measures being deemed acceptable. Additionally the site is located within proximity of one or more listed buildings, consequently development is subject to an assessment of impact on the significance of the setting of this heritage asset(s). Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has been the subject of either a withdrawn Planning Application for a relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

SLAA Site Reference	Address	Summary	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
ONY005	Land at the Quarry	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Suitability of the site for open market residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Particularly the fact the site is located within the AONB, site topography/stability, appropriate development size/design/layout and consideration of the settlement guideline. However, Onibury has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such under this policy approach open market residential development on the site would be contrary to policy in the future.						**0**	**3**
HHH003	Divisional Surveyors Office & Depot, Hearne Lane, Hodnet	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site is also suitable in principle for open market residential development as it is within the development boundary, subject to material considerations; suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.						**9**	**0**
MDR002	Car Sales Area, Salisbury Road, Market Drayton	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**5**

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
MDR003	Haulage Yard, Newcastle Road, Market Drayton	The site is considered suitable for open market residential development. Suitability is also subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is within 300m of a Conservation Area, accordingly the impact of any proposed development will need to be appropriately assessed and considered. Notwithstanding this there are few other constraints and the site is considered suitable for development.	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
MDR004	Cricket Club, Betton Road, Market Drayton	The site falls within the development boundary of Market Drayton. As such it is a suitable location for residential development. Although the site is included within the cricket club open space, the site itself does not include any green space (it is a brownfield site) although it does include the club house, any development would therefore need to demonstrate that this facility is no longer required or include a replacement facility. Any development on the site would need to address any physical, heritage and environmental constraints present. For instance, the site is within 300m of a Conservation Area and a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site was subject to a series of applications for residential development in 2006 and 2008. Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
MDR026	Pet Market, Shrewsbury Road, Market Drayton	The site is considered suitable for residential development. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present.	The site has been the subject of either a refused or withdrawn Planning Application for a relevant use, but it is understood that there remains development interest; the site is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

SLAA Site Reference	Address	Summary	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
MDR003	Haulage Yard, Newcastle Road, Market Drayton	The site is considered suitable, likely to become available, achievable; and viable (subject to any further necessary viability assessment) and appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**7**
MDR004	Cricket Club, Betton Road, Market Drayton	The site is considered suitable, available, achievable; and viable (subject to any further necessary viability assessment) and appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Suitability is subject to the development including a replacement club house facility or demonstrating that this facility is no longer required as although the site is included within the cricket club open space, the site itself does not include any green space (it is a brownfield site) only the club house. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**5**
MDR026	Pet Market, Shrewsbury Road, Market Drayton	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**5**

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

SLAA Site Reference	Address	Summary	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
SKH001	Land at Rosehill Road, Stoke Heath	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. This brownfield site is considered suitable (subject to appropriate management of any policy, physical, heritage and environmental constraints present); available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Planning Permission (17/04913/OUT / 20/00256/REM) granted for 1 dwelling on part of the site, which has subsequently been completed. It is considered the remainder of the site has capacity for 14 dwellings, as assumed within the Shropshire housing land supply assessment. The site identified within the Stoke Upon Tern Neighbourhood Plan as an appropriate location for residential development.						**14**	**0**
MUW001	Smithfield Works, Much Wenlock	The site is considered suitable; likely to become available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate assessment and management of impact on heritage and environmental constraints in proximity (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**17**
KCK001	The Old Post Office, Knockin	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Suitability of the site for open market residential development is by infilling and conversions of buildings, subject to material considerations; appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and where appropriate the outcome of a visual impact and landscape sensitivity assessment. For instance the site is located within a conservation area. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**6**	**0**

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
OSW002	Health Centre/ Adult Training Centre, Victoria Rd, Oswestry	Suitable location subject to appropriate design and necessary assessments. Specifically the site is located within proximity of a scheduled monument, conservation area and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within proximity of a number of TPO's, therefore development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
OSW005	Roy Evans Garage, Oak Street, Oswestry	The site is in a suitable location for residential development, subject to appropriate assessment and management of physical, heritage and environmental factors. Specifically, the site is located within a conservation area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also in proximity of a scheduled monument; one or more listed buildings; and a registered park/garden, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has previously been submitted for inclusion within the SHLAA. Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
OSW043	Welsh Border Meats, Willow Street, Oswestry	The site is located on the edge of the town centre within the Oswestry development boundary. The surrounding area contains a mix of uses including many residential properties. As such it is an appropriate location for residential development. The site is within proximity of one or more listed buildings; a conservation area; a scheduled monument; and a registered park and garden. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has been the subject of either a refused or withdrawn Planning Application for a relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

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OSW002	Health Centre/ Adult Training Centre, Victoria Rd, Oswestry	The site is considered suitable; achievable; and viable (subject to any further necessary viability assessment) for residential development. The site is considered to be not currently available, but is likely to become so. Where necessary, this will be informed by further discussions with landowners and/or their representatives. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**22**
OSW005	Roy Evans Garage, Oak Street, Oswestry	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**5**
OSW043	Welsh Border Meats, Willow Street, Oswestry	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**5**

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
OSW045	Autocare, King Street, Oswestry	This brownfield site is suitable for development, subject to assessment and management of identified constraints. Specifically the site is located within a conservation area. Therefore development of this site is subject to an assessment of impact on the specified asset(s). Where this shows that substantial harm to or a total loss of significance of the designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is in proximity of one or more listed buildings and a scheduled monument. Development is therefore subject to an assessment of impact on the significance of the setting of this heritage asset(s). Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is in proximity of a wildlife site. Development is subject to an assessment of the impact on this locally designated site.. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has been the subject of a series of lapsed Planning Permissions for a relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
OSW051	Weston Lane, Oswestry	The site is located within the Oswestry development boundary adjacent to sites allocated for housing development. Therefore open market residential development on the site is likely to be appropriate. However, the ability to provide an appropriate access into the site is subject to highway approval. Furthermore, the site is within proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
PYC002	Penylan, Penygarreg Lane, Pant	Brownfield site within development boundary so suitable in principle, subject to material considerations. Material considerations include any physical, environmental or heritage constraints present. For instance the site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site.. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is within 300m of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	The site has been the subject of a lapsed Planning Application for a relevant use, but it is understood that there remains development interest; the site is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

SLAA Site Reference	Address	Summary	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
OSW045	Autocare, King Street, Oswestry	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically the sites location within a conservation area. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**5**
OSW051	Weston Lane, Oswestry	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Specifically, the ability to provide an appropriate access into the site is subject to highway approval. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**10**
PYC002	Penylan, Penygarreg Lane, Pant	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Suitability of the site for open market residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**5**

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
SMH002	Darjeeling, School Lane, St Martins	Brownfield site within development boundary. Therefore the site is considered suitable in principle for residential development. Suitability is subject to appropriate management of any physical, heritage or environmental constraints present. For instance comments will be required from highway department regarding highway access. Planning Permissions (19/02458/FUL and 21/01012/FUL) granted for 2 dwellings and 1 dwelling (post 31st March 2022) respectively on parts of the site.	The site has been the subject of a lapsed Planning Application for a relevant use (granted 2011). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future. Planning Permissions (19/02458/FUL and 21/01012/FUL) granted for 2 dwellings and 1 dwelling (post 31st March 2022) respectively on parts of the site.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken. Planning Permissions (19/02458/FUL and 21/01012/FUL) granted for 2 dwellings and 1 dwelling (post 31st March 2022) respectively on parts of the site.
SHF004	Land to the rear of Jaspers, Shrewsbury Road, Shifnal	The site is located on the edge of the town centre of Shifnal, within its development boundary. As such it is a suitable location for open market residential development. However, this excludes a small portion of the site, along its eastern boundary which is located within flood zones 2 and/or 3. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is located within a conservation area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. Additionally the site is adjacent to a TPO, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also in proximity of a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The ability to provide an appropriate access is subject to highway approval.	This site has previously been the subject of Planning Applications (most recently refused in 2005) for the demolition of existing buildings (beyond the identified site area) and erection of 28 dwellings. Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
SHF016	St Peter's Youth Club, Bridgnorth Road, Shifnal	The site is located within the development boundary and a predominantly residential area therefore the principle of open market residential uses on the site is accepted. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is in proximity of a conservation area and several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is not currently available but will become so in the future; that there is a willing landowner/developer; and no legal or ownership problems which could limit development beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

SLAA Site Reference	Address	Summary	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
SMH002	Darjeeling, School Lane, St Martins	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Planning Permissions (19/02458/FUL and 21/01012/FUL) granted for 2 dwellings and 1 dwelling respectively on parts of the site, which have subsequently been completed. These Planning Permissions have been reflected when identiying the potential remaining capacity of the site as included within the Shropshire five year housing land supply.						**5**	**0**
SHF004	Land to the rear of Jaspers, Shrewsbury Road, Shifnal	The site is considered likely to become available, viable and achievable. Where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. The site is however considered suitable for residential development (excluding the small portion of the site located within flood zones 2 and/or 3), subject to assessment and management of the physical; environmental; or heritage constraints. Such as the ability to access the site and its location within a conservation area. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**5**
SHF016	St Peter's Youth Club, Bridgnorth Road, Shifnal	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**12**

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

SLAA Site Reference	Address	Summary	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
SHF027	Garage off Bradford Street, Shifnal	The site is considered suitable, available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Suitability of the site for open market residential development above the ground floor is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Suitability of open market residential development one the ground floor is also subject to demonstration that this would support the regeneration of the town centre. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**7**
SHF028	27 Shrewsbury Road, adjacent to St Mary's Church, Shifnal	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically the site is located within a conservation area. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**5**
BNP014	Newtown Garage, Baschurch	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically part of the site is within a Conservation Area and the site is within 300m of one or more Listed Buildings. If the assessment shows no adverse effect or suitable mitigation were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**7**

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
SHR011	Land at the Elms, Belvidere, Shrewsbury	As a part brownfield and part greenfield site within the development boundary, the site is considered suitable in principle for open market residential development. However, suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance the need to provide an alternative location for the Scout Group. The ability to provide an appropriate access into the site is subject to highway approval. The site is within proximity of 'The Elms' Grade 2 Listed Building and a Conservation Area, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site also contains and is in proximity to TPO's, therefore development is subject to an assessment of impact on the protected tree(s) on/in proximity of the site in order to demonstrate how they can be safeguarded.	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied by a Scout Group with 25 yr. lease so site will only become available during this time if an alternative location can be found for them (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
SHR014	Site at New Zealand House, Abbey Foregate, Shrewsbury	The portion of the site located within flood zones 2 and/or 3 is unsuitable for development. This portion of site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site is suitable for development subject to appropriate management of any physical, heritage and environmental constraints present. For instance the suitability of the access to serve the redevelopment of the site is subject to highway approval. The site is located within a Conservation Area and adjacent to a Grade 2 listed building, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. Furthermore, the site contains and is within proximity of TPO's. Consequently development is subject to an assessment of impact on the protected tree(s) on/in proximity of the site in order to demonstrate how they can be safeguarded. The site is also within 100m of a Local Nature Reserve so development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
SHR015	Land at Whitehall, Shrewsbury	Site is located in a longstanding established residential area and would be suitable for open market residential development subject to assessment and management of physical, environmental and/or heritage constraints. For instance the site contains and is in proximity of a listed buildings; it is also located in a conservation area; and proximity of a scheduled monument, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.	Site is currently occupied as a medical / office facility with associated car parking. However, the site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

SLAA Site Reference	Address	Summary	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
SHR011	Land at the Elms, Belvidere, Shrewsbury	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically TPO's on site, impact on Grade 2 Listed Building 'The Elms' and satisfactory access. If suitable mitigation of the identified constraints were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**15**
SHR014	Site at New Zealand House, Abbey Foregate, Shrewsbury	The site is considered viable and achievable (subject to any further necessary viability assessment). It is not currently considered to be available, but is it considered that it is likely to become available in the future. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The element of the site located outside flood zones 2 and/or 3 is considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically heritage assists and satisfactory access. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. The element of the site located in flood zones 2 and/or 3 would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**14**
SHR015	Land at Whitehall, Shrewsbury	The site is considered likely to become available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Planning Application 24/03897/FUL pending consideration for 25 dwellings on the site. The Design & Access Statement which accompanies this Planning Application details the extensive pre-application discussion that has occurred on the site. The applicant is a developer (Shropshire Homes). Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**25**	**0**

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
SHR165	Land to north-west of Hazeldine Way, Shrewsbury	Greenfield site within development boundary, so no in principle restrictions. However, approximately 66% of the site is located within flood zone 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may be suitable for development subject to confirmation of the ability to provide an appropriate access to and into the site (which is currently unclear), any proposed access is subject to highway approval. Suitability is also subject to appropriate management of any physical, heritage and environmental constraints present. For instance, the site is adjacent to Reabrook Valley Local Nature Reserve, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also in proximity of a conservation area, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
SHR211	Land at Hollydene, Shrewsbury	The site is located within the development boundary. Therefore open market residential development is suitable in principle. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is in proximity to trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
WEM018	Land behind 18-34 Aston Road, Wem	Suitable location subject to appropriate design and management of the physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Access to services and facilities in the town may be constrained by highway and traffic issues associated with the rail crossing, this will require due consideration. The site is within proximity of a conservation Area and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

SLAA Site Reference	Address	Summary	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
SHR165	Land to north-west of Hazeldine Way, Shrewsbury	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Approximately 66% of the site is located within flood zone 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may be suitable for development subject to confirmation of the ability to provide an appropriate access to and into the site (which is currently unclear), any proposed access is subject to highway approval. Suitability is also subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and where appropriate the outcome of a visual impact and landscape sensitivity assessment.						**0**	**10**
SHR211	Land at Hollydene, Shrewsbury	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**14**	**0**
WEM018	Land behind 18-34 Aston Road, Wem	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Outline Planning Application (24/03568/OUT) pending consideration on the site.						**38**	**0**

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

SLAA Site Reference	Address	Summary	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
WHT005	Land at Sherrymill Hill, Whitchurch	The site is considered available, viable and achievable (subject to any further necessary viability assessment). The site is located within the development boundary, and so residential development is in line with policy. However, approximately 40% of the site is located within flood zone 2, therefore this part of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site is considered suitable for development, subject to appropriate management of any physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						**0**	**9**

Total Years 1-5:	**148**
10% Allowance Years 1-5:	**15**
Total After 10% Allowance:	**133**

Appendix H. Affordable Housing Sites Including Those Seeking Homes England (HE) Funding

Reference	Address	Proposal	Deliverability	Net Dwellings	Net Completions	Net Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
GF, Marton	Land Off Groton Farm Road, Marton	Formation of 10 dwellings.	Planning Permission (23/02145/FUL) granted post 31st March 2024 for 10 dwellings.	10	0	10						**10**	**0**
MC, Alveley	Land off Meadowbrook Close, Alveley	Formation of 9 dwellings.	Extension of an existing approved site (Planning Permission 18/03172/FUL). Scheme currently being worked up.	9	0	9						**9**	**0**
VH, Doddington	Land North East of the Village Hall, Doddington, Hopton Wafers, Shropshire	Formation of 8 affordable and 3 open market dwellings.	Planning Application (23/01547/FUL) pending consideration for 8 affordable dwellings and 3 open market dwellings.	11	0	11						**11**	**0**
HR, Highley	North of Hazelwells Road, Highley	Formation of 24 dwellings.	Scheme now worked up. Planning Application to be submitted shortly.	24	0	24						**24**	**0**
BR, Highley	West of Bridgnorth Road, Highley	Formation of 53 dwellings.	Scheme now worked up. Planning Application to be submitted shortly.	53	0	53						**53**	**0**
Sutton Upon Tern CLT	Sutton Upon Tern CLT	Formation of 14 dwellings.	Steering group formed and RSL partner selected. Work is progressing.	14	0	14						**14**	**0**
HR, Bicton	Land South of Holyhead Road, Bicton	Formation of 32 dwellings.	Planning Application (24/02222/FUL) pending consideration for 32 dwellings.	32	0	32						**32**	**0**
FR, Dorrington	The Farrs, Falklands Road, Dorrington	Formation of 10 dwellings.	Scheme being worked up. Planning Application to be submitted shortly.	10	0	10						**10**	**0**
MR, Bomere Heath	West of Merrington Road, Bomere Heath	Formation of 19 dwellings.	Planning Application (23/02934/FUL) pending decision.	19	0	19						**19**	**0**
FL, Shrewsbury	Weston Court, Featherbed Lane, Shrewsbury	Formation of 5 supported living apartments following demolition of 2 flats.	Scheme being worked up. Planning Application to be submitted shortly.	3	0	3						**3**	**0**
PC, Wem	Land adjacent to the Professional Centre, Wem	Formation of 4 dwellings.	Planning Permission (24/01804/FUL) granted post 31st March 2024 for 4 dwellings.	4	0	4						**4**	**0**
NS, Wem	New Street, Wem	Formation of 14 dwellings.	Scheme now worked up. Planning Application to be submitted shortly.	14	0	14						**14**	**0**
SC, Wem	West of Swain Close, Wem	Formation of 21 dwellings.	Planning Application (24/02314/OUT) pending consideration for 21 affordable dwellings.	21	0	21						**21**	**0**
WM, Whixall	Whixhall Marina, Alders Lane, Whixhall	Formation of 4 affordable dwellings as cross-subsidy for works at Whixhall Marina.	Scheme now worked up. Planning Application to be submitted shortly.	4	0	4						**4**	**0**

Total Years 1-5: **228**
10% Allowance Years 1-5: **23**
Total After 10% Allowance: **205**

Appendix I. Windfall Sites

	2024/25	2025/26	2026/27	2027/28	2028/29	Total
Windfall Allowance				299	299	**598**

Appendix J. Lapsed Permissions

Reference	Address	Suitability	Availability	Achievability	Viability
17/02469/FUL	Former Mckeand Smith And Co Ltd, Station Road, Albrighton, Wolverhampton, Shropshire, WV7 3EA	Application previously approved on the site (17/02469/FUL). Site within the settlement boundary.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
18/04532/FUL	Cape Of Good Hope, Billingsley, Bridgnorth, Shropshire, WV16 6PG	Application previously approved on the site (18/04532/FUL). (23/04333/FUL) granted on the site post 31st March 2024. Brownfield site.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
13/02623/FUL	Land At Broseley Social Club, Bank House, High Street, Broseley, Shropshire, TF12 5EZ	Application previously approved on the site (13/02623/FUL). Brownfield site within the settlement boundary.	Site is currently in use, however it has been represented through the Planning Application process. Site is considered deliverable in the medium to long term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
10/01319/FUL	Land At 1 Pinkham, Cleobury Mortimer	Application previously approved on the site (10/01319/FUL)	Site is currently in use, however it has been represented through the Planning Application process. Site is considered deliverable in the medium to long term.	Site is considered achievable and likely to be delivered in the long term.	No major viability issues noted to date.
11/02801/OUT	Land at Wilton Lodge, Clun Road, Craven Arms	Application previously approved on the site (11/02801/OUT). Site within the settlement boundary.	Known interest in developing the site in the past. Likely in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
11/04589/EIA	Wharf Road, Ellesmere, Shropshire	Application previously approved on the site (11/04589/EIA). Much of the development was implemented. However phases of the development, including an extra care facility and some housing were not implemented. Site within the settlement boundary. Full Planning Permission (20/04019/FUL) was granted for 23 dwellings on part of the site and another Full Planning Application (22/01547/FUL) for 66 dwellings on the remainder of the site was refused due to issues with parking.	Application previously approved on the site (11/04589/EIA). Much of the development was implemented. However phases of the development, including an extra care facility and some housing were not implemented. Site within the settlement boundary. Full Planning Permission (20/04019/FUL) was granted for 23 dwellings on part of the site and another Full Planning Application (22/01547/FUL) for 66 dwellings on the remainder of the site was refused due to issues with parking.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
16/04032/FUL	9 Tower Street, Ludlow, SY8 1RL	Application previously approved on the site (16/04032/FUL). Site within the settlement boundary.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.

Reference	Address	Summary	Approximate Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
17/02469/FUL	Former Mckeand Smith And Co Ltd, Station Road, Albrighton, Wolverhampton, Shropshire, WV7 3EA	Previously approved application for 7 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	7						**0**	**7**
18/04532/FUL	Cape Of Good Hope, Billingsley, Bridgnorth, Shropshire, WV16 6PG	Previously approved application for 5 dwellings. (23/04333/FUL) granted on the site post 31st March 2024 for 5 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	5						**0**	**5**
13/02623/FUL	Land At Broseley Social Club, Bank House, High Street, Broseley, Shropshire, TF12 5EZ	Application previously approved on the site (13/02623/FUL). Brownfield site within the settlement boundary.	6						**0**	**6**
10/01319/FUL	Land At 1 Pinkham, Cleobury Mortimer	Application previously approved on the site (10/01319/FUL)	9						**0**	**9**
11/02801/OUT	Land at Wilton Lodge, Clun Road, Craven Arms	Previously approved application for 10 dwellings.	10						**0**	**10**
11/04589/EIA	Wharf Road, Ellesmere, Shropshire	Application previously approved on the site (11/04589/EIA). Much of the development was implemented. However phases of the development, including an extra care facility and some housing were not implemented. Site within the settlement boundary. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term. (20/04019/FUL) was granted for 23 dwellings on part of the site. Full Planning Application (22/01547/FUL) for 66 dwellings on the remainder of the site was refused due to issues with parking. It is considered that a deliverable scheme can be advanced on the site.	50						**0**	**50**
16/04032/FUL	9 Tower Street, Ludlow, SY8 1RL	Previously approved application for 10 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	10						**0**	**10**

Reference	Address	Suitability	Availability	Achievability	Viability
10/00968/FUL	Phoenix Garage, Great Hales Street, Market Drayton	Brownfield site within the settlement boundary. Application previously approved on the site (10/00968/FUL). More recent Planning Applications have been submitted -13/01162/FUL was withdrawn, but was at that time recommended for approval. -22/01176/FUL was refused for a number of reasons including lack of information, overdevelopment of the site and lack of open space. A planning appeal is currently in progress. -24/00461/FUL refused due to layout and noise. This is currently the subject of an appeal. It is considered that a suitable and viable scheme can be identified for the site.	The site is understood to remain available for development. Recent planning activity supports this position.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
10/01264/FUL	The Stables, Prospect Road, Market Drayton	Application previously approved on the site (10/01264/FUL). Site within the settlement boundary. Part brownfield part greenfield.	The site is understood to remain available for development.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
10/04004/OUT	Land adjacent to St Marys Croft, Berrisford Road, Market Drayton	Application previously approved on the site (10/04004/OUT). Site located within the settlement boundary.	The site is an undeveloped parcel of land within the settlement boundary which has previously been used for grazing of cattle but is currently vacant. Subject to the the development of an appropriate and viable scheme, the site would be available.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
11/00983/FUL	6 St Marys Street, Market Drayton	Application previously approved on the site (11/00983/FUL). Brownfield site within the settlement boundary. Existing building remains vacant.	Site was previously used by the Citizen Advice Bureau. The site is currently vacant. Known interest in developing the site in the past. Likely in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
11/02594/FUL	Cheswardine Farm, High Street, Cheswardine, Shropshire, TF9 2RS	Application previously approved on the site (11/02594/FUL) and subsequent application (17/0011/DIS withdrawn). Barn conversion scheme.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
13/03051/FUL	117 Cheshire Street, Market Drayton, Shropshire, TF9 1AE	Application previously approved on the site (13/03051/FUL). Site located within the development boundary.	Known interest in developing the site in the past. Likely in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.

Reference	Address	Summary	Approximate Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
10/00968/FUL	Phoenix Garage, Great Hales Street, Market Drayton	Previously approved application for 14 dwellings. The site is likely to come forward in the longer term.	14						**0**	**14**
10/01264/FUL	The Stables, Prospect Road, Market Drayton	Previously approved application for 6 dwellings. Part brownfield part greenfield site.	6						**0**	**6**
10/04004/OUT	Land adjacent to St Marys Croft, Berrisford Road, Market Drayton	Previously approved application for 6 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	6						**0**	**6**
11/00983/FUL	6 St Marys Street, Market Drayton	Previously approved application for 5 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	5						**0**	**5**
11/02594/FUL	Cheswardine Farm, High Street, Cheswardine, Shropshire, TF9 2RS	Previously approved application for 6 dwellings. Barn conversion scheme. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	6						**0**	**6**
13/03051/FUL	117 Cheshire Street, Market Drayton, Shropshire, TF9 1AE	Previously approved application for 6 dwellings. Known interest in developing the site. Likely in the longer term.	6						**0**	**6**

Reference	Address	Suitability	Availability	Achievability	Viability
15/03221/REM	Storage Land At Station Yard, Pipe Gate, Market Drayton, Shropshire	Application previously approved on the site (15/03221/REM). Site within the settlement boundary.	Known interest in developing the site including a NMA to the lapsed consent in 2021. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward.
19/01639/FUL	Vicon Works, Milton Drive, Market Drayton, Shropshire, TF9 3SP	Hybrid Planning Permission previously approved on the site (19/01639/FUL). Brownfield site within the settlement boundary.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
10/04555/FUL	Hall Farm, Lutwyche, Much Wenlock	Application previously approved on the site (10/04555/FUL). Development involves the conversion of existing barns.	Site currently used for agricultural purposes. Likely to be available in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
13/03135/P3JPA	The Square, Market Place, Shifnal, Shropshire, TF11 9AX	Prior Approval (13/03135/P3JPA) previously concluded to not be required for conversion of officers to 6 apartments.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
11/01017/FUL	Downton Farm, Upton Magna, Shrewsbury	Application previously approved on the site (11/011017/FUL). Barn conversion scheme.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
11/01476/FUL	Oakshall Farm, Plealey, Shrewsbury	Application previously approved on the site (11/01476/FUL). Barn conversion.	Building Control Application submitted and an approved inspector has been appointed (12/02280/DOMFPC). Application may still be extant.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
11/02325/FUL	Land at 1 Forge Way, Dorrington, Shrewsbury	Application previously approved on the site (11/02325/FUL). Brownfield site within the settlement boundary.	The site is currently in commercial use. However, the has been interest in bringing the site forward for residential development in the past. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
13/00022/OUT	Bromfield, 66 Spring Gardens, Shrewsbury, Shropshire, SY1 2TE	Application previously approved on the site (13/00022/OUT). Site within the settlement boundary.	Known interest in developing the site in the past. Likely in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.

Reference	Address	Summary	Approximate Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
15/03221/REM	Storage Land At Station Yard, Pipe Gate, Market Drayton, Shropshire	Previously approved application for 11 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward.	11						**0**	**11**
19/01639/FUL	Vicon Works, Milton Drive, Market Drayton, Shropshire, TF9 3SP	A Hybrid Planning Permission previously approved on the site for a food store (full) and care facility (outline). The food store has been implemented. A Reserved Matters Planning Application was not submitted for the care facility, but it is understood that their remains developer interest in bringing forward the site. The ratio applied to communal accommodation will be based on the national average number of adults in all households, with a ratio of 1.8. 70/1.8 = 39.	39						**0**	**39**
10/04555/FUL	Hall Farm, Lutwyche, Much Wenlock	Previously approved application for 6 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	6						**0**	**6**
13/03135/P3JPA	The Square, Market Place, Shifnal, Shropshire, TF11 9AX	Prior Approval previously concluded to not be required for conversion of officers to 6 apartments. Office conversion. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	6						**0**	**6**
11/01017/FUL	Downton Farm, Upton Magna, Shrewsbury	Previously approved application for 13 dwellings. Barn conversion scheme. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	13						**0**	**13**
11/01476/FUL	Oakshall Farm, Plealey, Shrewsbury	Previously approved application for 5 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	5						**0**	**5**
11/02325/FUL	Land at 1 Forge Way, Dorrington, Shrewsbury	Previously approved application for 5 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	5						**0**	**5**
13/00022/OUT	Bromfield, 66 Spring Gardens, Shrewsbury, Shropshire, SY1 2TE	Application previously approved on the site (13/00022/OUT). Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	9						**0**	**9**

Reference	Address	Suitability	Availability	Achievability	Viability
14/04383/FUL	Princess House, The Square, Shrewsbury, Shropshire	Application previously approved on the site (14/04383/FUL). Site within the settlement boundary.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
17/02809/OUT	H M Prison, The Dana, Shrewsbury, Shropshire, SY1 2HR	Outline Planning Permission (17/02809/OUT) previously approved on the site. Full Planning Permission (24/01672/FUL) recently granted for demolition works on the site.	Part of the site is now in a separate ownership and they have submitted a retrospective Planning Application (22/05428/COU) to change the use of the former Prison (Class C2A) to Sui Genesis, to allow the site to be used as a bespoke visitor and leisure attraction, including ancillary accommodation. It is understood that the remainder of the site remains in the same ownership and that the owner is intending to pursue development on this component of the site. This part of the site corresponds with the following components of the development previously approved within Planning Application 17/02809/OUT: New Build A (10 dwellings and office space), New Build C (30 dwellings and parking at ground level), an area of parking and the proposed Gymnasium.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
18/03206/FUL	Car Park, The Dana, Shrewsbury, Shropshire	Application previously approved on the site (18/03206/FUL). Site within the settlement boundary.	Known interest in developing the site in the past. It is understood that the landowner has retained this component of the wider site for redevelopment.	Site is considered achievable and likely to be delivered in the medium term.	No major viability issues noted to date.
19/03534/FUL	Barns South Of The Lees Farm, Walcot, Shropshire	Application previously approved on the site (19/03534/FUL). Barn conversion scheme.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
11/03574/FUL	Heath House Fam, Stanton Upon Hine Heath, Shrewsbury	Application previously approved on the site (11/03574/FUL). Barn conversion scheme.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
14/01530/REM	67 Aston Street, Wem, Shropshire, SY4 5AU	Application previously approved on the site (14/01530/REM). Site within the settlement boundary.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.

Reference	Address	Summary	Approximate Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Post Five Year Period
14/04383/FUL	Princess House, The Square, Shrewsbury, Shropshire	Previously approved application for 50 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	50						**0**	**50**
17/02809/OUT	H M Prison, The Dana, Shrewsbury, Shropshire, SY1 2HR	Outline Planning Permission (17/02809/OUT) previously approved on the site. Part of the site is now in a separate ownership and they have submitted a retrospective Planning Application (22/05428/COU) to change the use of the former Prison (Class C2A) to Sui Genesis, to allow the site to be used as a bespoke visitor and leisure attraction, including ancillary accommodation. It is understood that the remainder of the site remains in the same ownership and that the owner is intending to pursue development on this component of the site. This part of the site corresponds with the following components of the development previously approved within Planning Application 17/02809/OUT: New Build A (10 dwellings and office space), New Build C (30 dwellings and parking at ground level), an area of parking and the proposed Gymnasium. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	40						**0**	**40**
18/03206/FUL	Car Park, The Dana, Shrewsbury, Shropshire	Application previously approved on the site (18/03206/FUL). It is understood that the landowner has retained this component of the wider site for redevelopment.	9						**0**	**9**
19/03534/FUL	Barns South Of The Lees Farm, Walcot, Shropshire	Previously approved application for 7 dwellings. Barn conversion scheme. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	7						**0**	**7**
11/03574/FUL	Heath House Fam, Stanton Upon Hine Heath, Shrewsbury	Previously approved application for 6 dwellings. Barn conversion scheme. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	6						**0**	**6**
14/01530/REM	67 Aston Street, Wem, Shropshire, SY4 5AU	Previously approved application for 6 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	6						**0**	**6**

Total Years 1-5: **0**
10% Allowance Years 1-5: **0**
Total After 10% Allowance: **0**

Committee and Date

Cabinet
12th February 2025

Item

Public

Proposed Response to Government Consultation - Strengthening the Standards and Conduct Framework for Local Authorities

Responsible Officer:	Tim Collard		
email:	tim.collard@shropshire.gov.uk	Tel:	01743 252756
Cabinet Member (Portfolio Holder):	Cllr Lezley Picton, Leader		

1. Synopsis

Cabinet is asked to consider the proposed response to the Government Consultation -" Strengthening the Standards and Conduct Framework for Local Authorities prepared by an informal meeting of the Standards Committee.

2. Executive Summary

2.1. The conduct of elected and co-opted members of the Council is governed by the Localism Act 2011 which requires the promotion of high standards of conduct. In order to achieve this, the Council is obliged to adopt a code of conduct and have in place arrangements for dealing with allegations that members have breached the code.

2.2. Where such an allegation is investigated and a breach of the code established, the sanctions available to the Standards Committee are very limited and include requiring the member to make an apology or attend training. There is no power for a member to be suspended or disqualified if they breach the code. In 2019, the Committee for Standards in Public Life published a review of the member conduct regime in England and made a number of recommendations which included strengthening the sanctions available for a breach of the code.

2.3. In December 2024, the current government published a consultation on strengthening the regime governing member conduct in England. The full consultation document is attached as Appendix 1 and includes the reintroduction of a national mandatory code, the introduction of powers to suspend (for up to six months) and disqualify (for up to five years) members who have been found to have breached the code. There is also the introduction of a requirement to publish the outcome of complaints, and an appeals process which could involve a national body, possibly along the lines of the Standards Board for England which was abolished by the coalition government in 2010.

2.4. The consultation also asks whether complainants should have a right of appeal. One of the criticisms of the previous regime was the volume of vexatious complaints and the system being bogged down. There is a real risk, if complainants have an unfettered right to appeal decisions not to investigate complaints or decisions on complaints, that the appeal body will be inundated with appeals.

2.5. An informal meeting of the Standards Committee took place on Teams to discuss the consultation questionnaire and its recommendations, which were largely unanimous - attached as Appendix 2. There were a number of suggestions, such as the power to withhold allowances or to suspend members on an interim basis where the Standards Committee members thought it was better to have the option available, even though in reality it would be only in the most exceptional circumstances that it would be applied.

2.6. There was some debate about the most appropriate body to hear appeals, as there was concern that a national body could be too time consuming. One possibility would be a panel made up of members from a neighbouring Council.

2.7. It is important to note that whilst this is a proposed response on behalf of Shropshire Council, the government is encouraging individual Councillors and members of the public to respond to the consultation in their own capacity.

3. Recommendations

3.1. That Cabinet consider and approve, with amendments, if necessary, the proposed consultation response as set out in Appendix 2.

Report

4. Risk Assessment and Opportunities Appraisal

4.1 There is only a limited risk if the Council does not respond to this Consultation, but it will lose the opportunity to contribute to the debate.

5. Financial Implications

5.1. Shropshire Council is currently managing an unprecedented financial position as budgeted for within the Medium-Term Financial Strategy, approved by Council on 29 February 2024 and detailed in our monitoring position presented to Cabinet on a monthly basis. This demonstrates that significant management action is required over the remainder of the financial year, to ensure the Council's financial survival. While all Cabinet Reports provide the financial implications of decisions being taken, this may change as officers review the overall financial situation and make decisions aligned to financial survivability. Where non-essential spend is identified within the Council, this will be reduced. This may involve:

- scaling down initiatives,
- changing the scope,
- delaying implementation, or
- extending delivery timescales.

5.2. There are no financial implications to responding to this consultation but there may be consequences depending on what the government's response is to the consultation process. A new standards regime is likely to have more compulsory elements and stages, which will require additional officer time.

6. Climate Change Appraisal

6.1. The are no climate change implications arising from responding to this consultation.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Local Member:	All

Appendices [Please list the titles of Appendices]

Appendix 1 - Strengthening the standards and conduct framework for local authorities in England

Appendix 2 – Proposed consultation responses

Contact: Tim Collard tim.collard@shropshire.gov.uk

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Ministry of Housing,
Communities &
Local Government

Open consultation

Strengthening the standards and conduct framework for local authorities in England

Published 18 December 2024

Applies to England

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Annex A: Personal data

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This publication is available at https://www.gov.uk/government/consultations/strengthening-the-standards-and-conduct-framework-for-local-authorities-in-england/strengthening-the-standards-and-conduct-framework-for-local-authorities-in-england

1. Scope of this consultation

Topic of this consultation

This consultation seeks views on introducing a mandatory minimum code of conduct for local authorities in England, and measures to strengthen the standards and conduct regime in England to ensure consistency of approach amongst councils investigating serious breaches of their member codes of conduct, including the introduction of the power of suspension.

Scope of this consultation

The Ministry of Housing, Communities and Local Government (MHCLG) is consulting on introducing strengthened sanctions for local authority code of conduct breaches in England.

This includes all ‘relevant authorities’ as defined by Section 27(6) of the Localism Act 2011, which includes:

- a county council
- a unitary authority
- London borough councils
- a district council
- the Greater London Authority
- the London Fire and Emergency Planning Authority
- the Common Council of the City of London in its capacity as a local authority or police authority
- the Council of the Isles of Scilly
- parish councils
- a fire and rescue authority in England constituted by a scheme under section 2 of the Fire and Rescue Services Act 2004 or a scheme to which section 4 of that Act applies,
- a joint authority established by Part 4 of the Local Government Act 1985,an economic prosperity board established under section 88 of the Local Democracy, Economic Development and Construction Act 2009
- a combined authority established under section 103 of that Act,
- a combined county authority established under section 9(1) of the Levelling Up and Regeneration Act 2023
- the Broads Authority

- a National Park authority in England established under section 63 of the Environment Act 1995

It does not cover:

- police and crime commissioners
- internal drainage boards
- any other local authority not otherwise defined as a ‘relevant authority’ above

All references to ‘members’ refer to elected members, mayors, co-opted and appointed members of each of the ‘relevant authorities’ defined above.

Geographical scope

The questions in this consultation paper apply to all relevant local authorities in England as defined above.

They generally do not apply to authorities in Wales, Scotland or Northern Ireland, except in relation to Police and Crime Panels in Wales.

Impact assessment

We will produce a full Public Sector Equality Duty (PSED) assessment, and all necessary impact assessments, as the policy proposals develop further following this consultation.

Basic information

This is an open consultation. We particularly seek the views of individual members of the public; prospective and current elected members/representatives; all relevant local authorities defined above; and those bodies that represent the interests of local authority members/representatives at all levels.

Body responsible for the consultation

The Local Government Capacity and Improvement Division of the Ministry of Housing, Communities and Local Government is responsible for

conducting this consultation.

Duration

This consultation will last for 10 weeks from 18 December 2024.

Enquiries

For any enquiries about the consultation please contact: LGstandardsreform@communities.gov.uk

How to respond

You can only respond to this call for evidence through our online consultation platform, Citizen Space (https://consult.communities.gov.uk/local-government-standards-and-conduct/strengthening-the-standards-and-conduct-framework).

2. Ministerial foreword

The government is determined to fix the foundations of local government so councils can sustainably provide decent public services and shape local places, and so elected representatives can be fully accountable to the public they serve. Doing so is critical to national renewal, our missions, and our plans to push power out of Westminster and into the hands of local people with skin in the game.

At the core of this agenda is a plan to make local government across England fit, legal, and decent – so that councils have the backing from central government to deliver the high standards and strong financial management that they strive for, without needless micromanagement of day-to-day local decision-making. This plan includes:

- fixing our broken audit system
- improving oversight and accountability
- giving councils genuine freedoms to work for, and deliver in the best interests of, their communities
- improving the standards and conduct regime

This consultation is focused on the proposed reforms to the standards and conduct regime that will contribute to making sure England is covered by effective local and strategic authorities that are well-governed, with high standards met and maintained.

It is an honour and a privilege to be elected as a member and with it comes an individual and collective responsibility to consistently demonstrate and promote the highest standards of conduct and public service.

Members take decisions affecting critical local services such as social care, education, housing, planning, licensing, and waste collection. With greater devolution, local authorities will increasingly be taking decisions to shape local transport, skills, employment support, and growth. Decisions that are the responsibility of members impact virtually every citizen's life at some level, and the electorate has a right to expect that it can trust its local elected members to uphold the highest ethical standards and act in the best interests of the communities they serve.

I strongly believe that the vast majority of local elected members maintain high standards of conduct and that they are driven by duty and service. I believe that people stand for elected office in their local communities with the best intentions to act in the interests of those communities, bringing an energy and commitment to working collaboratively, creatively, and respectfully.

Members, officers, reporters and members of public are entitled to support and participate in the local democratic process in the confidence that high standards are maintained. This government wants to celebrate the positive power of public service and, in doing so, we want to give individual authorities appropriate and proportionate means to deal with misconduct effectively and decisively when it does occur. We also want to ensure that anyone can rightly feel confident about raising an issue under the code of conduct whether it impacts them personally and/or is a code conduct breach that brings the reputation of the council into disrepute.

With approximately 120,000 councillors in England across all types and tiers of local government, we know there are rare instances of misconduct. Robust political debate is part of our democratic system, but we know from local councils that there are examples of bullying, harassment or other misconduct, when from even a very small minority of members can have a seriously destabilising effect, potentially bringing a council into disrepute and distracting from the critical business of delivering for residents.

This government is committed to working with local and regional government to establish partnerships built on mutual respect, genuine collaboration and meaningful engagement. Our ambition is to create a rigorous standards and conduct framework that will actively contribute to ensuring that local government throughout the country is fit, legal, and decent. With this in mind, this consultation seeks your views on a range of proposals to give local leaders the tools they need to establish and maintain a strong and ethical public service and democratic culture, and the people they serve the confidence that local democracy works for them.

Jim McMahon OBE MP
Minister of State for Local Government and English Devolution

3. Background: Standards and Conduct framework and sanctions arrangements

The Localism Act 2011 (http://www.legislation.gov.uk/ukpga/2011/20/part/1/chapter/7/enacted)[footnote 1] established the current standards and conduct framework for local authorities.

The current regime requires every local authority to adopt a code of conduct, the contents of which must as a minimum be consistent with the 7 'Nolan' principles of standards in public life (https://www.gov.uk/government/publications/the-7-principles-of-public-life) (selflessness, integrity, objectivity, accountability, openness, honesty and leadership), and set out rules on requiring members to register and disclose pecuniary and non-pecuniary interests. Beyond these requirements, it is for individual councils to set their own local code. The Local Government Association (LGA) published an updated model code of conduct and guidance (https://www.local.gov.uk/publications/local-government-association-model-councillor-code-conduct-2020) in 2021, which councils can choose whether to adopt or not.

Every authority must also have in place arrangements under which it can investigate allegations of breaches of its code of conduct and must consult at least one independent person before coming to decisions. These decisions are normally taken in one of two ways depending on an authority's specific arrangements. The decision can be made by full council following advice from their standards committee (or equivalent). Alternatively, the decision can be made by the standards committee if they have been given the power to do so. Although a standards committee may contain unelected independent members and co-opted members, only principal councils' elected members may vote in a decision-making standards committee.

There is no provision in current legislation for a sanction to suspend a councillor found to have breached the code of conduct. Sanctions for member code of conduct breaches are currently limited to less robust measures than suspension, such as barring members from Cabinet, Committee, or representative roles, a requirement to issue an apology or undergo code of conduct training, or public criticism. Local authorities are also unable to withhold allowances from members who commit serious breaches of their code of conduct, and there is no explicit provision in

legislation for councils to impose premises bans or facilities withdrawals where they consider that it might be beneficial to do so.

The government considers that the current local authority standards and conduct regime is in certain key aspects ineffectual, inconsistently applied, and lacking in adequate powers to effectively sanction members found in serious breach of their codes of conduct.

4. Who we would like to hear from

Responses are invited from local authority elected members and officers from all types and tiers of authorities, and local authority sector representative organisations. We are also particularly keen to hear from those members of the public who have point of view based on their interest in accessing local democracy in their area or standing as a candidate for local government at any tier to represent their local community at some future point.

Please be assured that all responses to this consultation are anonymous, and no information will be disclosed in any future published response to the consultation, or reporting of the consultation results, that will compromise that anonymity.

Question 1

Please tick all that apply - are you responding to this consultation as:

a) an elected member – if so please indicate which local authority type(s) you serve on

- Town or Parish Council
- District or Borough Council
- Unitary Authority
- County Council
- Combined Authority / Combined County Authority
- Fire and Rescue Authority
- Police and Crime Panel
- Other local authority type - please state

b) a council officer – if so please indicate which local authority type

- Town or Parish Council
- District or Borough Council

- Unitary Authority
- County Council
- Combined Authority / Combined County Authority
- Fire and Rescue Authority
- Police and Crime Panel
- Other local authority type - please state

c) a council body – if so please indicate which local authority type

- Town or Parish Council
- District or Borough Council
- Unitary Authority
- County Council
- Combined Authority / Combined County Authority
- Fire and Rescue Authority
- Police and Crime Panel
- Other local authority type - please state

d) a member of the public

e) a local government sector body – please state

5. Strengthening the Standards and Conduct framework

a) Mandatory minimum prescribed code of conduct

The government proposes to legislate for the introduction of a mandatory minimum code of conduct which would seek to ensure a higher minimum standard of consistency in setting out the behaviours expected of elected members. The government will likely set out the mandatory code in regulations to allow flexibility to review and amend in future, this will also provide the opportunity for further consultation on the detail.

Codes of conduct play an important role in prescribing and maintaining high standards of public service, integrity, transparency, and accountability. At their best, they establish clear guidelines for behaviour and expectations that members always act ethically in the public's best interest. Currently,

there is significant variation between adopted codes, ranging from those who choose to adopt the LGA's full model code to those who simply conform with the minimum requirement of restating the Nolan principles.

A prescribed model code which covers important issues such as discrimination, bullying, and harassment, social media use, public conduct when claiming to represent the council, and use of authority resources could help to uphold consistently high standards of public service in councils across the country and convey the privileged position of public office. It could also provide clarity for the public on the consistent baseline of ethical behaviour they have a right to expect.

We would be interested in understanding whether councils consider there should be flexibility to add to the prescribed code to reflect individual authorities' circumstances. They would not be able to amend the mandatory provisions.

Question 2

Do you think the government should prescribe a mandatory minimum code of conduct for local authorities in England?

- Yes
- No
- If no, why not? [Free text box]

Question 3

If yes, do you agree there should be scope for local authorities to add to a mandatory minimum code of conduct to reflect specific local challenges?

- Yes – it is important that local authorities have flexibility to add to a prescribed code
- No – a prescribed code should be uniform across the country
- Unsure

Question 4

Do you think the government should set out a code of conduct requirement for members to cooperate with investigations into code breaches?

- Yes
- No
- Unsure

b) Standards Committees

Currently, there is no requirement for local authorities to constitute a formal standards committee. The only legal requirement is for local authorities to have in place ‘arrangements’ to investigate and make decisions on allegations of misconduct.

The government believes that all principal authorities should be required to convene a standards committee. Formal standards committees would support consistency in the handling of misconduct allegations, applying the same standards and procedures to all cases and providing a formal route to swiftly identify and address vexatious complainants. Furthermore, having a formal standards committee in place could support the development of expertise in handling allegations of misconduct, leading to more informed decision-making. Removing the scope for less formal and more ad hoc arrangements would also enhance transparency and demonstrate to the public that standards and conduct issues will always be dealt with in a structured and consistent way.

This section of the consultation seeks views on two specific proposals to enhance the fairness and objectivity of the standards committee process. Firstly, it considers whether standards committee membership would be required to include at least one Independent Person, as well as (where applicable[footnote 2]) at least one co-opted member from a parish or town council. Secondly, it seeks views on whether standards committees should be chaired by the Independent Person.

Question 5

Does your local authority currently maintain a standards committee?

- Yes
- No
- Any further comments [free text box]

Question 6

Should all principal authorities be required to form a standards committee?

- Yes
- No
- Any further comments [free text box]

Question 7

In most principal authorities, code of conduct complaints are typically submitted in the first instance to the local authority Monitoring Officer to

triage, before referring a case for full investigation. Should all alleged code of conduct breaches which are referred for investigation be heard by the relevant principal authority's standards committee?

- Yes, decisions should only be heard by standards committees
- No, local authorities should have discretion to allow decisions to be taken by full council
- Unsure

Question 8

Do you agree that the Independent Person and co-opted members should be given voting rights?

- Yes – this is important for ensuring objectivity
- No – only elected members of the council in question should have voting rights
- Unsure

Question 9

Should standards committees be chaired by the Independent Person?

- Yes
- No
- Unsure

Question 10

If you have further views on ensuring fairness and objectivity and reducing incidences of vexatious complaints, please use the free text box below.

[Free text box]

c) Publishing investigation outcomes

To enhance transparency, local authorities should, subject to data protection obligations, be required to publish a summary of code of conduct allegations, and any investigations and decisions. This will be accompanied with strong mechanisms to protect victims' identity to ensure complainants are not dissuaded from coming forward for fear of being identified,

There may be a range of views on this, as publishing the outcome of an investigation that proves there is no case to answer could still be considered damaging to the reputation of the individuals concerned, or it could be considered as helpful in exposing instances of petty and vexatious complaints.

Question 11

Should local authorities be required to publish annually a list of allegations of code of conduct breaches, and any investigation outcomes?

- Yes - the public should have full access to all allegations and investigation outcomes
- No - only cases in which a member is found guilty of wrongdoing should be published
- Other views – text box

d) Requiring the completion of investigations if a member stands down

In circumstances where a member stands down during a live code of conduct investigation, councils should be required to conclude that investigation and publish the findings. The government is proposing this measure to ensure that, whilst the member in question will no longer be in office and therefore subject to any council sanction, for the purposes of accountability and transparency there will still be full record of any code of conduct breaches during their term of office.

Question 12

Should investigations into the conduct of members who stand down before a decision continue to their conclusion, and the findings be published?

- Yes
- No
- Unsure

e) Empowering individuals affected by councillor misconduct to come forward

The government appreciates that it can often be difficult for those who experience misconduct on the part of elected members, such as bullying and harassment, to feel that it is safe and worthwhile to come forward and raise their concerns. If individuals believe there is a likelihood that their complaint will not be addressed or handled appropriately, the risk is that victims will not feel empowered to come forward, meaning misconduct continues without action. We recognise that standing up to instances of misconduct takes an emotional toll, particularly in unacceptable situations where the complaints processes are protracted and do not result in meaningful action. We are committed to ensuring that those affected by misconduct are supported in the right way and feel empowered to come forward. This section seeks feedback from local authorities with experience of overseeing council complaints procedures, or sector bodies and individuals with views on how this might be carried out most effectively. We are also keen to hear from those who work, or have worked, in local government, and who have either witnessed, or been the victim of, member misconduct.

Question 13

If responding as a local authority, what is the average number of complaints against elected members that you receive over a 12-month period?

[Number box]

Question 13a

For the above, where possible, please provide a breakdown for complaints made by officers, other elected members, the public, or any other source:

- Complaints made by officers [Number box]
- Complaints made by other elected members [Number box]
- Complaints made by the public [Number box]
- Complaints made by any other source [Number box]

Question 14

If you currently work, or have worked, within a local authority, have you ever been the victim of (or witnessed) an instance of misconduct by an elected member and felt that you could not come forward? Please give reasons if you feel comfortable doing so.

- Yes

- No
- [Free text box]

Question 15

If you are an elected member, have you ever been subject to a code of conduct complaint? If so, did you feel you received appropriate support to engage with the investigation?

- Yes
- No
- [Free text box]

Question 16

If you did come forward as a victim or witness, what support did you receive, and from whom? Is there additional support you would have liked to receive?

[Free text box]

Question 17

In your view, what measures would help to ensure that people who are victims of, or witness, serious councillor misconduct feel comfortable coming forward and raising a complaint?

[Free text box]

6. Introducing the power of suspension with related safeguards

The government believes that local authorities should have the power to suspend councillors for serious code of conduct breaches for a maximum of 6 months, with the option to withhold allowances and institute premises and facilities bans where deemed appropriate. This section of the consultation explores these proposed provisions in greater detail.

While the law disqualifies certain people from being, or standing for election as, a councillor (e.g. on the grounds of bankruptcy, or receipt of a custodial sentence of 3 months or more, or it subject to the notification requirements of the Sexual Offences Act 2003 - meaning on the sex offenders register) councillors cannot currently be suspended or disqualified for breaching their code of conduct.

Feedback from the local government sector in the years since the removal of the power to suspend councillors has indicated that the current lack of meaningful sanctions means local authorities have no effective way of dealing with more serious examples of member misconduct.

The most severe sanctions currently used, such as formally censuring members, removing them from committees or representative roles, and requiring them to undergo training, may prove ineffective in the cases of more serious and disruptive misconduct. This may particularly be the case when it comes to tackling repeat offenders.

The government recognises that it is only a small minority of members who behave badly, but the misconduct of this small minority can have a disproportionately negative impact on the smooth running of councils. We also appreciate the frustration members of the public and councillors can feel both in the inability to deal decisively with cases of misconduct, and the fact that offending members can continue to draw allowances.

Question 18

Do you think local authorities should be given the power to suspend elected members for serious code of conduct breaches?

- Yes – authorities should be given the power to suspend members
- No – authorities should not be given the power to suspend members
- Unsure

Question 19

Do you think that it is appropriate for a standards committee to have the power to suspend members, or should this be the role of an independent body?

- Yes - the decision to suspend for serious code of conduct breaches should be for the standards committee
- No - a decision to suspend should be referred to an independent body
- Unsure
- [Free text box]

Question 20

Where it is deemed that suspension is an appropriate response to a code of conduct breach, should local authorities be required to nominate an alternative point of contact for constituents during their absence?

- Yes – councils should be required to ensure that constituents have an alternative point of contact during a councillor's suspension

- No – it should be for individual councils to determine their own arrangements for managing constituents' representation during a period of councillor suspension
- Unsure

a) The length of suspension

The Committee on Standards in Public Life recommended in their 2019 Local Government Ethical Standards[footnote 3] (CSPL) report that the maximum length of suspension, without allowances, should be 6 months and the government agrees with this approach. The intent of this proposal would be that non-attendance at council meetings during a period of suspension would be disregarded for the purposes of section 85 of the Local Government Act 1972, which states that a councillor ceases to be a member of the local authority if they fail to attend council meetings for 6 consecutive months.

The government believes that suspension for the full 6 months should be reserved for only the most serious breaches of the code of conduct, and considers that there should be no minimum length of suspension to facilitate the proportionate application of this strengthened sanction.

Question 21

If the government reintroduced the power of suspension do you think there should be a maximum length of suspension?

- Yes – the government should set a maximum length of suspension of 6 months
- Yes – however the government should set a different maximum length (in months) [Number box]
- No – I do not think the government should set a maximum length of suspension
- Unsure

Question 22

If yes, how frequently do you consider councils would be likely to make use of the maximum length of suspension?

- Infrequently – likely to be applied only to the most egregious code of conduct breaches
- Frequently – likely to be applied in most cases, with some exceptions for less serious breaches

- Almost always – likely to be the default length of suspension for code of conduct breaches
- Unsure

b) Withholding allowances and premises and facilities bans

Giving councils the discretion to withhold allowances from members who have been suspended for serious code of conduct breaches in cases where they feel it is appropriate to do so could act as a further deterrent against unethical behaviour. Holding councillors financially accountable during suspensions also reflects a commitment to ethical governance, the highest standards of public service, and value for money for local residents.

Granting local authorities the power in legislation to ban suspended councillors from local authority premises and from using council equipment and facilities could be beneficial in cases of behavioural or financial misconduct, ensuring that suspended councillors do not misuse resources or continue egregious behaviour. Additionally, it would demonstrate that allegations of serious misconduct are handled appropriately, preserving trust in public service and responsible stewardship of public assets.

These measures may not always be appropriate and should not be tied to the sanction of suspension by default. The government also recognises that there may be instances in which one or both of these sanctions is appropriate but suspension is not. It is therefore proposed that both the power to withhold allowances and premises and facilities bans represent standalone sanctions in their own right.

Question 23

Should local authorities have the power to withhold allowances from suspended councillors in cases where they deem it appropriate?

- Yes – councils should have the option to withhold allowances from suspended councillors
- No – suspended councillors should continue to receive allowances
- Unsure

Question 24

Do you think it should be put beyond doubt that local authorities have the power to ban suspended councillors from council premises and to

withdraw the use of council facilities in cases where they deem it appropriate?

- Yes – premises and facilities bans are an important tool in tackling serious conduct issues
- No – suspended councillors should still be able to use council premises and facilities
- Unsure

Question 25

Do you agree that the power to withhold members' allowances and to implement premises and facilities bans should also be standalone sanctions in their own right?

- Yes
- No
- Unsure

c) Interim suspension

Some investigations into serious code of conduct breaches may be complex and take time to conclude, and there may be circumstances when the misconduct that has led to the allegation is subsequently referred to the police to investigate. In such cases, the government proposes that there should be an additional power to impose interim suspensions whilst and until a serious or complex case under investigation is resolved.

A member subject to an interim suspension would not be permitted to participate in any council business or meetings, with an option to include a premises and facilities ban.

We consider that members should continue to receive allowances whilst on interim suspension and until an investigation proves beyond doubt that a serious code of conduct breach has occurred or a criminal investigation concludes. The decision to impose an interim suspension would not represent a pre-judgement of the validity of an allegation.

We suggest that:

- Interim suspensions should initially be for up to a maximum of 3 months. After the expiry of an initial interim suspension period, the relevant council's standards committee should review the case to decide whether it is in the public interest to extend.

- As appropriate, the period of time spent on interim suspension may be deducted from the period of suspension a standards committee imposes.

Question 26

Do you think the power to suspend councillors on an interim basis pending the outcome of an investigation would be an appropriate measure?

- Yes, powers to suspend on an interim basis would be necessary
- No, interim suspension would not be necessary
- Any further comments [free text box]

Question 27

Do you agree that local authorities should have the power to impose premises and facilities bans on councillors who are suspended on an interim basis?

- Yes - the option to institute premises and facilities bans whilst serious misconduct cases are investigated is important
- No - members whose investigations are ongoing should retain access to council premises and facilities
- Unsure

Question 28

Do you think councils should be able to impose an interim suspension for any period of time they deem fit?

- Yes
- No
- Any further comments [free text box]

Question 29

Do you agree that an interim suspension should initially be for up to a maximum of 3 months, and then subject to review?

- Yes
- No
- Any further comments [free text box]

Question 30

If following a 3-month review of an interim suspension, a standards committee decided to extend, do you think there should be safeguards

to ensure a period of interim extension is not allowed to run on unchecked?

- Yes – there should be safeguards
- No – councils will know the details of individual cases and should be trusted to act responsibly

Question 30a

If you answered yes to above question, what safeguards do you think might be needed to ensure that unlimited suspension is not misused?

[Free text box]

d) Disqualification for multiple breaches and gross misconduct

When councillors repeatedly breach codes of conduct, it undermines the integrity of the council and erodes public confidence. To curb the risk of repeat offending and continued misconduct once councillors return from a suspension, the government considers that it may be beneficial to introduce disqualification for a period of 5 years for those members for whom the sanction of suspension is invoked on more than one occasion within a 5-year period.

This measure underlines the government's view that the sanction of suspension should only be used in the most serious code of conduct breaches, because in effect a decision to suspend more than once in a 5-year period would be a decision to disqualify an elected member. However, we consider this measure would enable councils to signal in the strongest terms that repeated instances of misconduct will not be tolerated and would act as a strong deterrent against the worst kind of behaviours becoming embedded.

Currently a person is disqualified if they have been convicted of any offence and have received a sentence of imprisonment (suspended or not) for a period of 3 months or more (without the option of a fine) in the 5-year period before the relevant election. Disqualification also covers sexual offences, even if they do not result in a custodial or suspended sentence.

Question 31

Do you think councillors should be disqualified if subject to suspension more than once?

- Yes – twice within a 5-year period should result in disqualification for 5 years
- Yes – but for a different length of time and/or within a different timeframe (in years) [Number boxes]
- No - the power to suspend members whenever they breach codes of conduct is sufficient
- Any other comments [free text box]

Question 32

Is there a case for immediate disqualification for gross misconduct, for example in instances of theft or physical violence impacting the safety of other members and/or officers, provided there has been an investigation of the incident and the member has had a chance to respond before a decision is made?

- Yes
- No
- Unsure
- [Free text box]

e) Appeals

The government proposes that:

- A right of appeal be introduced for any member subject to a decision to suspend them.
- Members should only be able to appeal any given decision to suspend them once.
- An appeal should be invoked within 5 working days of the notification of suspension; and
- Following receipt of a request for appeal, arrangements should be made to conduct the appeal hearing within 28 working days.

The government believes that were the sanction of suspension to be introduced (and potentially disqualification if a decision to suspend occurs a second time within a 5-year period) it would be essential for such a punitive measure to be underpinned by a fair appeals process.

A right of appeal would allow members to challenge decisions that they believe are unjust or disproportionate and provides a safeguard to ensure that the sanction of suspension is applied fairly and consistently.

We consider that it would be appropriate to either create a national body, or to vest the appeals function in an existing appropriate national body, and views on the merits of that are sought at questions 38 and 39 below. Firstly, the following questions test opinion on the principle of providing a mechanism for appeal.

Question 33

Should members have the right to appeal a decision to suspend them?

- Yes - it is right that any member issued with a sanction of suspension can appeal the decision
- No – a council's decision following consideration of an investigation should be final
- Unsure

Question 34

Should suspended members have to make their appeal within a set timeframe?

- Yes – within 5 days of the decision is appropriate to ensure an efficient process
- Yes – but within a different length of time (in days) [Number box]
- No – there should be no time limit for appealing a decision

The government is also keen to explore if a right of appeal should be provided, either in relation to whether a complaint proceeds to full investigation and consideration by the standards committee, or where a claimant is dissatisfied with the determination of the standards committee.

Question 35

Do you consider that a complainant should have a right of appeal when a decision is taken not to investigate their complaint?

- Yes
- No
- Unsure

Question 36

Do you consider that a complainant should have a right of appeal when an allegation of misconduct is not upheld?

- Yes
- No

- Unsure

Question 37

If you answered yes to either of the previous two questions, please use the free text box below to share views on what you think is the most suitable route of appeal for either or both situations.

[Free text box]

f) Potential for a national appeals body

There is a need to consider whether appeals panels should be in-house within local authorities, or whether it is right that this responsibility sits with an independent national body. Whereas an in-house appeals process would potentially enable quicker resolutions by virtue of a smaller caseload, empowering a national body to oversee appeals from suspended members and complainants could reinforce transparency and impartiality and help to ensure consistency of decision-making throughout England, setting precedents for the types of cases that are heard.

Question 38

Do you think there is a need for an external national body to hear appeals?

- Yes – an external appeals body would help to uphold impartiality
- No – appeals cases should be heard by an internal panel
- Any further comments [free text box]

Question 39

If you think there is a need for an external national appeals body, do you think it should:

- Be limited to hearing elected member appeals
- Be limited to hearing claimant appeals
- Both of the above should be in scope
- Please explain your answer [free text box]

7. Public Sector Equality Duty

Question 40

In your view, would the proposed reforms to the local government standards and conduct framework particularly benefit or disadvantage individuals with protected characteristics, for example those with disabilities or caring responsibilities?

Please tick an option below:

- it would benefit individuals with protected characteristics
- it would disadvantage individuals with protected characteristics
- neither

Please use the text box below to make any further comment on this question.

[Free text box]

Annex A: Personal data

The following is to explain your rights and give you the information you are be entitled to under the Data Protection Act 2018. Note that this section only refers to your personal data (your name address and anything that could be used to identify you personally) not the content of your response to the consultation.

1. The identity of the data controller and contact details of our Data Protection Officer

The Ministry of Housing, Communities and Local Government (MHCLG) is the data controller. The Data Protection Officer can be contacted at dataprotection@communities.gov.uk.

2. Why we are collecting your personal data

Your personal data is being collected as an essential part of the consultation process, so that we can contact you regarding your response and for statistical purposes. We may also use it to contact you about related matters.

3. Our legal basis for processing your personal data

The Data Protection Act 2018 states that, as a government department, MHCLG may process personal data as necessary for the effective performance of a task carried out in the public interest. i.e. a consultation.

4. With whom we will be sharing your personal data

We use a third-party platform, Citizen Space, to collect consultation responses. In the first instance, your personal data will be stored on their secure UK-based servers.

5. For how long we will keep your personal data, or criteria used to determine the retention period.

Your personal data will be held for 2 years from the closure of the consultation.

6. Your rights, e.g. access, rectification, erasure

The data we are collecting is your personal data, and you have considerable say over what happens to it. You have the right:

a) to see what data we have about you

b) to ask us to stop using your data, but keep it on record

c) to ask to have all or some of your data deleted or corrected

d) to lodge a complaint with the independent Information Commissioner (ICO) if you think we are not handling your data fairly or in accordance with

the law. You can contact the ICO at https://ico.org.uk/ (https://ico.org.uk/), or telephone 0303 123 1113.

7. Your personal data will not be sent overseas

8. Your personal data will not be used for any automated decision making

9. Your personal data will be stored on a secure government IT system

Your data will be transferred to our secure government IT system as soon as possible after the consultation has closed, and it will be stored there for the standard 2 years of retention before it is deleted.

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1. Localism Act 2011 (legislation.gov.uk) (https://www.legislation.gov.uk/ukpga/2011/20/part/1/chapter/7)
2. Only around 36% of the population of England is covered by a parish or town council.
3. Local government ethical standards: report - GOV.UK (www.gov.uk) (https://www.gov.uk/government/publications/local-government-ethical-standards-report)

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Question 1
Are you responding to this consultation as:

An elected member
A council officer
A council body – Unitary Authority
A member of the public
A local government sector body

Question 2
Do you think the government should prescribe a mandatory minimum code of conduct for local authorities in England?

Yes
No
If no, why not?

Question 3
If yes, do you agree there should be scope for local authorities to add to a mandatory minimum code of conduct to reflect specific local challenges?

Yes – it is important that local authorities have flexibility to add to a prescribed code
No – a prescribed code should be uniform across the country
Unsure

Question 4
Do you think the government should set out a code of conduct requirement for members to cooperate with investigations into code breaches?

Yes
No
Unsure

Question 5
Does your local authority currently maintain a standards committee?
Yes
No
Any further comments

Question 6
Should all principal authorities be required to form a standards committee?

Yes

No
Any further comments

Question 7
In most principal authorities, code of conduct complaints are typically submitted in the first instance to the local authority Monitoring Officer to triage, before referring a case for full investigation. Should all alleged code of conduct breaches which are referred for investigation be heard by the relevant principal authority's standards committee?

Yes, decisions should only be heard by standards committees

No, local authorities should have discretion to allow decisions to be taken by full council
Unsure

Question 8
Do you agree that the Independent Person and co-opted members should be given voting rights?

Yes – this is important for ensuring objectivity

No – only elected members of the council in question should have voting rights

Unsure

Question 9
Should standards committees be chaired by the Independent Person?

Yes

No

Unsure

Question 10
If you have further views on ensuring fairness and objectivity and reducing incidences of vexatious complaints, please use the free textbox below.

Nothing to add

Question 11
Should local authorities be required to publish annually a list of allegations of code of conduct breaches, and any investigation outcomes?

Yes - the public should have full access to all allegations and investigation outcomes

No - only cases in which a member is found guilty of wrongdoing should be published

Other views

Question 12
Should investigations into the conduct of members who stand down before a decision continue to their conclusion, and the findings be published?

Yes

No

Unsure

Question 13
If responding as a local authority, what is the average number of complaints against elected members that you receive over a 12-month period?

Since May 2021, average is 8.5

Question 13a
For the above, where possible, please provide a breakdown for complaints made by officers, other elected members, the public, or any other source:

Complaints made by officers	2
Complaints made by other elected members	5
Complaints made by the public	27
Complaints made by any other source	0

Question 14
If you currently work, or have worked, within a local authority, have you ever been the victim of (or witnessed) an instance of misconduct by an

elected member and felt that you could not come forward? Please give reasons if you feel comfortable doing so.

Yes
No
N/A

Question 15
If you are an elected member, have you ever been subject to a code of conduct complaint? If so, did you feel you received appropriate support to engage with the investigation?

Yes
No
N/A

Question 16
If you did come forward as a victim or witness, what support did you receive, and from whom? Is there additional support you would have liked to receive?

N/A

Question 17
In your view, what measures would help to ensure that people who are victims of, or witness, serious councillor misconduct feel comfortable coming forward and raising a complaint?

Unsure

Question 18
Do you think local authorities should be given the power to suspend elected members for serious code of conduct breaches?

Yes – authorities should be given the power to suspend members
No – authorities should not be given the power to suspend members
Unsure

Question 19
Do you think that it is appropriate for a standards committee to have the power to suspend members, or should this be the role of an independent body?

Yes - the decision to suspend for serious code of conduct breaches should be for the standards committee

No - a decision to suspend should be referred to an independent body

Unsure

Question 20

Where it is deemed that suspension is an appropriate response to a code of conduct breach, should local authorities be required to nominate an alternative point of contact for constituents during their absence?

Yes – councils should be required to ensure that constituents have an alternative point of contact during a councillor's suspension

No – it should be for individual councils to determine their own arrangements for managing constituents' representation during a period of councillor suspension

Unsure

Question 21

If the government reintroduced the power of suspension do you think there should be a maximum length of suspension?

Yes – the government should set a maximum length of suspension of 6 months

Yes – however the government should set a different maximum length (in months)

No – I do not think the government should set a maximum length of suspension

Unsure

Question 22

If yes, how frequently do you consider councils would be likely to make use of the maximum length of suspension?

Infrequently – likely to be applied only to the most egregious code of conduct breaches

Frequently – likely to be applied in most cases, with some exceptions for less serious breaches

Almost always – likely to be the default length of suspension for code of conduct breaches

Unsure

Question 23
Should local authorities have the power to withhold allowances from suspended councillors in cases where they deem it appropriate?

Yes – councils should have the option to withhold allowances from suspended councillors

No – suspended councillors should continue to receive allowances
Unsure

Question 24
Do you think it should be put beyond doubt that local authorities have the power to ban suspended councillors from council premises and to withdraw the use of council facilities in cases where they deem it appropriate?

Yes – premises and facilities bans are an important tool in tackling serious conduct issues

No – suspended councillors should still be able to use council premises and facilities
Unsure

Question 25
Do you agree that the power to withhold members' allowances and to implement premises and facilities bans should also be standalone sanctions in their own right?

Yes

No
Unsure

Question 26
Do you think the power to suspend councillors on an interim basis pending the outcome of an investigation would be an appropriate measure?

Yes, powers to suspend on an interim basis would be necessary

No, interim suspension would not be necessary
Any further comments

Question 27

Do you agree that local authorities should have the power to impose premises and facilities bans on councillors who are suspended on an interim basis?

Yes - the option to institute premises and facilities bans whilst serious misconduct cases are investigated is important

No - members whose investigations are ongoing should retain access to council premises and facilities

Unsure

Question 28

Do you think councils should be able to impose an interim suspension for any period of time they deem fit?

Yes

No

Any further comments [free text box]

Question 29

Do you agree that an interim suspension should initially be for up to maximum of 3 months, and then subject to review?

Yes

No

Any further comments

Question 30

If following a 3-month review of an interim suspension, a standards committee decided to extend, do you think there should be safeguards to ensure a period of interim extension is not allowed to run on unchecked?

Yes – there should be safeguards

No – councils will know the details of individual cases and should be trusted to act responsibly

Question 30a

If you answered yes to above question, what safeguards do you think might be needed to ensure that unlimited suspension is not misused?

Power to extend an interim suspension should be made by the standards committee not officers

Question 31
Do you think councillors should be disqualified if subject to suspension more than once?

Yes – twice within a 5-year period should result in disqualification for5 years
Yes – but for a different length of time and/or within a different timeframe (in years) [Number boxes]
No - the power to suspend members whenever they breach codes of conduct is sufficient
Any other comments

Question 32
Is there a case for immediate disqualification for gross misconduct, for example in instances of theft or physical violence impacting the safety of other members and/or officers, provided there has been an investigation of the incident and the member has had a chance to respond before a decision is made?

Yes
No
Unsure

Question 33
Should members have the right to appeal a decision to suspend them?

Yes - it is right that any member issued with a sanction of suspension can appeal the decision
No – a council's decision following consideration of an investigation should be final
Unsure

Question 34
Should suspended members have to make their appeal within a set timeframe?

Yes – within 5 days of the decision is appropriate to ensure an efficient process
Yes – but within a different length of time (in days)

No – there should be no time limit for appealing a decision

Question 35
Do you consider that a complainant should have a right of appeal when a decision is taken not to investigate their complaint?

Yes
No
Unsure

Question 36
Do you consider that a complainant should have a right of appeal when an allegation of misconduct is not upheld?

Yes
No
Unsure

Question 37
If you answered yes to either of the previous two questions, please use the free text box below to share views on what you think is the most suitable route of appeal for either or both situations.

Question 38
Do you think there is a need for an external national body to hear appeals?

Yes – an external appeals body would help to uphold impartiality
No – appeals cases should be heard by an internal panel
Any further comments [free text box]

Appeals should be heard by a Local Independent body, possibly members of the standards committee from a neighbouring authority

Question 39
If you think there is a need for an external national appeals body, do you think it should:

Be limited to hearing elected member appeals
Be limited to hearing claimant appeals
Both of the above should be in scope

Please explain your answer

In answer to q 38 we think it its should be a local panel which should be limited to elected member appeals only

Question 40
In your view, would the proposed reforms to the local government standards and conduct framework particularly benefit or disadvantage individuals with protected characteristics, for example those with disabilities or caring responsibilities?

Please tick an option below:
it would benefit individuals with protected characteristics
it would disadvantage individuals with protected characteristics
neither

Please use the text box below to make any further comment on this question.

Neither