



Shropshire  
Council

**5Ys** Supply  
Statement

# Shropshire Council

## Five Year Housing Land Supply Statement

Data to: 31<sup>st</sup> March 2020

Published: 23<sup>rd</sup> March 2021

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# 1. Executive Summary

## *Introduction*

- 1.1. The National Planning Policy Framework (NPPF) requires Local Authorities to identify and annually review their housing land supply. The purpose of this assessment is to consider whether there are sufficient deliverable sites within a Local Authority Area to allow for the 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<sup>1</sup>.
- 1.2. This assessment covers the five year period from 2020/21 to 2024/25. The assessment has been undertaken using a cautious and robust methodology which is generally consistent with that endorsed by the Site Allocations and Management of Development (SAMDev) Plan Inspector within her Report on the SAMDev Plan (2015), whilst also reflecting recent changes to national policy and guidance.
- 1.3. In conclusion the assessment demonstrates that Shropshire currently has **6.05 years supply of deliverable housing land against the housing requirement within the adopted Core Strategy (2011) and 8.11 years supply of deliverable housing land against the housing need identified using Governments standard methodology.**

## *Housing Land Requirement*

- 1.4. The adopted Local Plan for Shropshire consists of the Core Strategy (2011); Site Allocations and Management of Development (SAMDev) Plan (2015); and any adopted formal Neighbourhood Plans. The Shropshire Core Strategy (2011) identifies 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).
- 1.5. In order to allow the phased release of housing land, the Core Strategy (2011) and SAMDev Plan (2015) identify the mechanisms for the release of sites so that a five year supply of housing land can be maintained over the plan period. This includes a trajectory for the phased release of housing land across the plan period. Shropshire Council considers that this trajectory is the most appropriate mechanism for identifying the annual housing land requirement. This approach was endorsed by the SAMDev Plan Inspector.
- 1.6. To inform an ongoing Local Plan Review, Shropshire Council has completed a Local Housing Need (LHN) Assessment for Shropshire (2020 base date). This assessment was undertaken using Governments standard methodology for calculating local housing need. A report summarising this assessment is available on the Council's website at:  
<https://shropshire.gov.uk/planning-policy/local-planning/local-plan-review/evidence-base/>
- 1.7. Although not produced for this purpose, the Shropshire Council LHN Assessment provides endorsement of the housing requirement within the adopted Local Plan, in that housing need over the period from 2016-2026 (aligning with the start date for the proposed plan period within the Local Plan Review and end date of the plan period covered within the adopted Local Plan) is less than and as such would be met by achieving this housing requirement. On the basis of this evidence it is considered appropriate to continue to assess the housing land supply in Shropshire

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<sup>1</sup>HCLG, (2019), NPPF – Paragraph 73

against the housing requirement within the adopted Local Plan. However, to demonstrate robustness of methodology, housing land supply will also be calculated against the LHN calculated using Governments standard methodology.

## Housing Land Supply

- 1.8. Shropshire Council has undertaken a cautious and robust assessment of the housing land supply in Shropshire. This assessment concludes that deliverable sites in Shropshire include:
- Sites with extant Planning Permission at the 31<sup>st</sup> March 2020.
  - Sites with an extant and positive Prior Approval decision at the 31<sup>st</sup> March 2020.
  - Selected sites with a resolution to grant at the 31<sup>st</sup> March 2020.
  - Selected sites allocated for development within the adopted Local Plan which are likely to be deliverable within five years.
  - Selected sites from the Strategic Land Availability Assessment (SLAA) which are likely to be deliverable within five years.
  - Sites seeking Homes England (HE) funding.
  - Windfall sites.
- 1.9. In order 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”.<sup>2</sup>
- 1.10. The methodology utilised for this assessment is summarised within the main report of this statement.

## Housing Land Requirement and Supply Calculation

- 1.11. The housing requirement and supply for the five year period starting on the 1<sup>st</sup> April 2020 have been calculated using a methodology generally consistent with that endorsed by the SAMDev Plan Inspector within her Report, whilst also reflecting recent changes to national policy and guidance.
- 1.12. Table 1 provides a summary of the calculation of the five year housing requirement:

**Table 1: Summary of Five Year Housing Requirement**

Category	Core Strategy Requirement	LHN
<b>(A) 5 Year Requirement:</b>	2020/21	1,390
	2021/22	1,530
	2022/23	1,530
	2023/24	1,530
	2024/25	1,530
	<b>Total</b>	<b>7,510</b>
<b>(B) Under-Delivery:</b> (from earlier in the plan period)	<b>375</b>	<b>0</b>
<b>(C) Buffer:</b> (5% buffer consisting of supply brought forward from later in the plan period to ensure choice and competition. Applied to both the requirement and past under-delivery)	<b>394</b>	<b>294</b>
<b>(D) Total Requirement (A) + (B) + (C):</b>	<b>8,279</b>	<b>6,179</b>

<sup>2</sup>HCLG (2019), NPPF – Annex 2: Glossary

1.13. Table 2 provides a summary of the housing land supply in Shropshire considered deliverable within the next five years, as at the 1<sup>st</sup> April 2020:

**Table 2: Summary of deliverable housing land supply (as at 1<sup>st</sup> April 2020)**

Category	Net Dwellings
(A) Dwellings on sites with Planning Permission*	7,403
(B) Dwellings on sites with Prior Approval*	110
(C) Selected sites with a 'resolution to grant'* Planning Permission	325
(D) Dwellings on Allocated Sites estimated to be completed within 5 years*	998
(E) SLAA Sites deliverable within 5 years*	269
(F) Emerging Affordable Housing Sites*	321
(G) Windfall Sites**	598
<b>Total: (A) + (B) + (C) + (D) + (E) + (F) + (G)</b>	<b>10,024</b>

*\*A very cautious assumption that 10% of deliverable dwellings on sites with Planning Permission; Prior Approval; 'resolution to grant' Planning Permission; allocation within the adopted Local Plan; identified within the SLAA Sites; and Emerging Affordable Housing Sites 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

1.14. Table 3 brings together the five year housing land requirement and the results of the assessment of the five year housing land supply in Shropshire.

1.15. This table confirms that Shropshire Council is able to demonstrate a five year housing land supply as at the 1<sup>st</sup> April 2020.

**Table 3: Comparison: Five Year Housing Requirement and Supply**

Category	Core Strategy Requirement	LHN
Total Requirement:	8,279	6,179
Total Supply:	10,024	10,024
<b>Over / Under Provision:</b>	<b>+1,745</b>	<b>+3,844</b>
<b>Number of Years Supply:</b>	<b>6.05</b>	<b>8.11</b>

1.16. Identifying land sufficient for the delivery of enough housing to meet the housing requirement for the area is one of the key responsibilities of a Local Planning Authority. Shropshire Council is in a position where it is able to demonstrate sufficient deliverable sites for **6.05 years supply of deliverable housing land against the housing requirement within the adopted Core Strategy (2011) and 8.11 years supply of deliverable housing land against the local housing need identified using Governments standard methodology**. The focus must therefore be on delivery of sustainable housing, which is ultimately a market function undertaken by the development industry.

1.17. Please Note: The sites which make up the various components of the five year housing land supply as at the 31<sup>st</sup> March 2020 are included within Appendices A-H of the Shropshire Council: Five Year Housing Land Supply Statement (2020).

## 2. Introduction

- 2.1. The National Planning Policy Framework (NPPF) requires Local Authorities to identify and annually review their housing land supply. The purpose of this assessment is to consider whether there are sufficient deliverable sites within a Local Authority Area to allow for the provision of five years' worth of housing, 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<sup>3</sup>.
- 2.2. In addition, the NPPF specifies that this assessment of housing land supply should allow for the provision of an appropriate buffer, moved forward from later within the plan period, to allow for choice and competition in the market<sup>3</sup>.
- 2.3. Identifying land sufficient for the delivery of enough housing to meet the housing requirement for the area is one of the key responsibilities of a Local Authority. However, delivery of sustainable housing development is ultimately undertaken by the development industry.
- 2.4. This statement sets out the assessment of housing land supply in Shropshire as at 1<sup>st</sup> April 2020 and has been undertaken using a cautious and robust methodology which is generally consistent with that endorsed by the Site Allocations and Management of Development (SAMDev) Plan Inspector within her Report<sup>4</sup> on the SAMDev Plan (2015), whilst also reflecting recent changes to National policy and guidance. The five years covered within the assessment are 2020/21 to 2024/25.
- 2.5. The statement comprises six main components, these are the:
  - Housing land requirement;
  - Housing delivery;
  - Housing land supply;
  - Housing land requirement and supply calculation;
  - Housing land supply conclusion; and
  - Schedules of sites included within the housing land supply.
- 2.6. Within all aspects of this assessment, account has been taken of dwellings recorded as completed at the base date for the supply (31<sup>st</sup> March 2020) and residential units lost through any development scheme, to produce a net figure.
- 2.7. In order to ensure that the appraisal of the deliverability / developability of the housing land supply is robust, a comprehensive methodology for the appraisal of sites has been utilised, further details of which are provided within this statement. **Ultimately this assessment represents a cautious appraisal and presents a robust position on the housing land supply in Shropshire.**
- 2.8. This assessment will be updated annually as further information becomes available regarding the supply and delivery of housing sites.
- 2.9. In addition, further analysis of the information emerging from this review has been undertaken in order to provide:
  - A review of the total housing land supply across the plan period; and
  - A breakdown of the housing commitments and completions by settlement.
- 2.10. The results of this further analysis are provided as Annexes to this report.
- 2.11. **Please Note:** A separate assessment of Gypsy and Traveller accommodation (requirement and supply)<sup>5</sup> has been undertaken.

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<sup>3</sup>HCLG, (2019), NPPF – Paragraph 73

<sup>4</sup>[www.shropshire.gov.uk/media/8232/samdev-plan-inspectors-report.pdf](http://www.shropshire.gov.uk/media/8232/samdev-plan-inspectors-report.pdf)

<sup>5</sup>Shropshire Gypsy and Traveller and Travelling Showperson Accommodation Assessment (2017), <https://shropshire.gov.uk/planning-policy/local-planning/local-plan-partial-review-2016-2036/evidence-base/>

### 3. Housing Land Requirement

#### ***Identification of the Housing Land Requirement***

- 3.1. 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*”<sup>6</sup>.
- 3.2. The adopted Local Plan for Shropshire consists of the Core Strategy (2011); Site Allocations and Management of Development (SAMDev) Plan (2015); and any adopted formal Neighbourhood Plans. The Shropshire Core Strategy (2011) sets 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 within Policy CS1 of 27,500 dwellings between 2006 and 2026, based upon evidence produced in preparation for the West Midlands Regional Spatial Strategy.
- 3.3. 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.
- 3.4. Shropshire Council is currently progressing a Local Plan Review. To inform this review, Shropshire Council has completed a Local Housing Need (LHN) Assessment for Shropshire (2020 base date). This assessment was undertaken using Governments standard methodology for calculating local housing need. A report summarising this assessment is available on the Council’s website at: <https://shropshire.gov.uk/planning-policy/local-planning/local-plan-review/evidence-base/>
- 3.5. Although not produced for this purpose, the Shropshire Council LHN Assessment provides endorsement of the housing requirement within the adopted Local Plan, in that housing need over the period from 2016-2026 (aligning with the start date for the proposed plan period within the Local Plan Review and end date of the plan period covered within the adopted Local Plan) is less than and as such would be met by achieving this housing requirement.
- 3.6. Specifically, the first ten years of this proposed plan period within the Local Plan Review (2016-2038) that the LHN assessment has been undertaken to inform coincide with the last ten years of the plan period covered within the adopted Local Plan (2016-2026). According to the LHN, the total housing need calculated over the period from 2016 to 2038 is 25,894, which equates to some 1,177 dwellings per annum. Using this annual need, the total need for the period 2016-2026 can be calculated at 11,770 dwellings. The housing requirement within the adopted Local Plan for this same ten year period is some 14,600<sup>7</sup>, equating to 1,390 dwellings per annum (2016-2021); and 1,530 dwellings per annum (2021-2026). It is therefore apparent that the housing requirement within the adopted Local Plan is sufficient to deliver the LHN for this ten year period.
- 3.7. As such it is considered appropriate to continue to assess the housing land supply in Shropshire against the housing requirement within the adopted Local Plan. However, to ensure robustness, housing land supply will also be calculated against the LHN calculated using Governments standard methodology.

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<sup>6</sup>HCLG, (2019), NPPF – Paragraph 73

<sup>7</sup>Using the housing requirement within Core Strategy (2011) Policy CS1 and the phased approach described in Paragraph 5.5 of the explanatory text to Core Strategy (2011) Policy CS10, against which Shropshire Council is seeking to deliver and which is being used within the calculation of housing land supply, as described below.



## **Identification of the Annual Housing Land Requirement**

### **Adopted Local Plan**

- 3.8. In order to allow the phased release of housing land, the Core Strategy (2011) and SAMDev Plan (2015) identify the mechanisms for the release of sites, so that a five year supply of housing land can be maintained over the plan period. This includes a trajectory for the phased release of housing land across the plan period within the supporting text of Core Strategy (2011) Policy CS10: Managed Release of Housing Land. This trajectory specifies that housing development will be phased in five year time bands, as follows:
- 2006/2011 – 1,190 dwellings per annum.
  - 2011/2016 – 1,390 dwellings per annum.
  - 2016/2021 – 1,390 dwellings per annum.
  - 2021/2026 – 1,530 dwellings per annum.
- 3.9. Shropshire Council considers that this trajectory is the most appropriate mechanism for identifying the annual housing land requirement. The Inspectors Report of the SAMDev Plan corroborates this position concluding that:
- “The purpose of the housing trajectory in the CS is to illustrate the expected rate of housing delivery over the plan period, demonstrating how the Council will maintain delivery of a five-year supply of housing land to meet their housing target. It reflects timing constraints and was accepted by the Inspector. The phasing is to be subject to review, linked to monitoring through the SHLAA and the Five Year Housing Land Supply Statement. The CS therefore provides justification for the Council’s preferred approach (scenario 1) for demonstrating how the SAMDev Plan will maintain delivery of a five year supply of housing land and meet the overall housing requirement. To do otherwise would not properly reflect the CS. The use of the phasing bands set out in the CS as the base requirement against which the five year housing land supply position is to be calculated is therefore justified”.*
- 3.10. The trajectory is also consistent with local circumstances, as it:
- Reflects the impact of the economic downturn, which suppressed housing delivery in the early part of the plan period;
  - Reflects timing constraints due to the need for infrastructure to be put in place;
  - Recognises the acceleration of housing delivery resulting from the adoption of the SAMDev Plan; and
  - Reflects local circumstances and the objectives of the Local Plan.
- 3.11. Furthermore, whilst neither the NPPF nor the National Planning Practice Guidance (NPPG) specify what approach should be utilised for identifying the annual housing land requirement, both make reference to the need to prepare a housing trajectory and review delivery against it<sup>8</sup>.
- 3.12. The use of the trajectory approach was discussed with the Shropshire Council Developer Panel (consisting of representatives of the various scales of the development industry operating in Shropshire) prior to the Examination of the SAMDev Plan, who accepted that the use of the trajectory was reasonable, subject to the approach taken on other methodological issues, which have also been reflected within this assessment.

### **Housing Need**

- 3.13. The LHN Assessment for Shropshire (2020 base date), undertaken using Governments standard methodology for calculating housing need, indicates an annual housing need of 1,177 dwellings.

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<sup>8</sup>HCLG (2019), NPPF – Paragraph 73

HCLG, (2019,), NPPG – Housing and Economic Land Availability Assessment, Paragraph: 024 Reference ID: 3-024-20190722, Revision date: 22 07 2019

## 4. Housing Delivery

### Annual Housing Completions

#### Adopted Local Plan

- 4.1. 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.

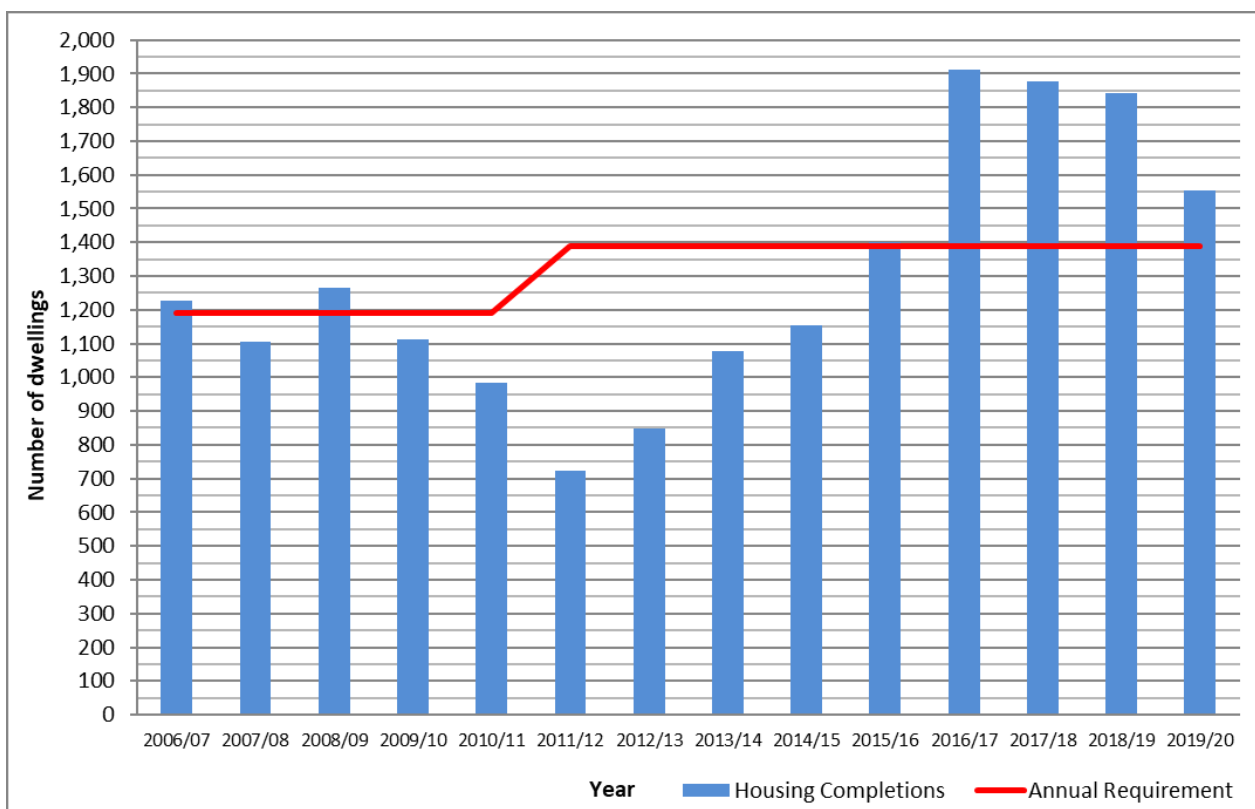
**Table 4: Housing Completions in Shropshire (2006/07 - 2019/20)**

Financial Year	Annual Requirement <sup>1</sup>	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

<sup>1</sup>Identified using the housing trajectory from the supporting text of Policy CS10 of the Core Strategy (2011).

- 4.2. These results have also been depicted graphically in Figure 1 below:

**Figure 1: Housing Completions in Shropshire (2006/07 - 2019/20)**



4.3. Completion rates experienced over the period from 2011/12 to 2016/17 increased year on year. Rates between 2017/18 and 2019/20 remained high, exceeding the housing requirement. It is considered that this reflects current market conditions and the benefits of an up-to-date Local Plan.

### Housing Need

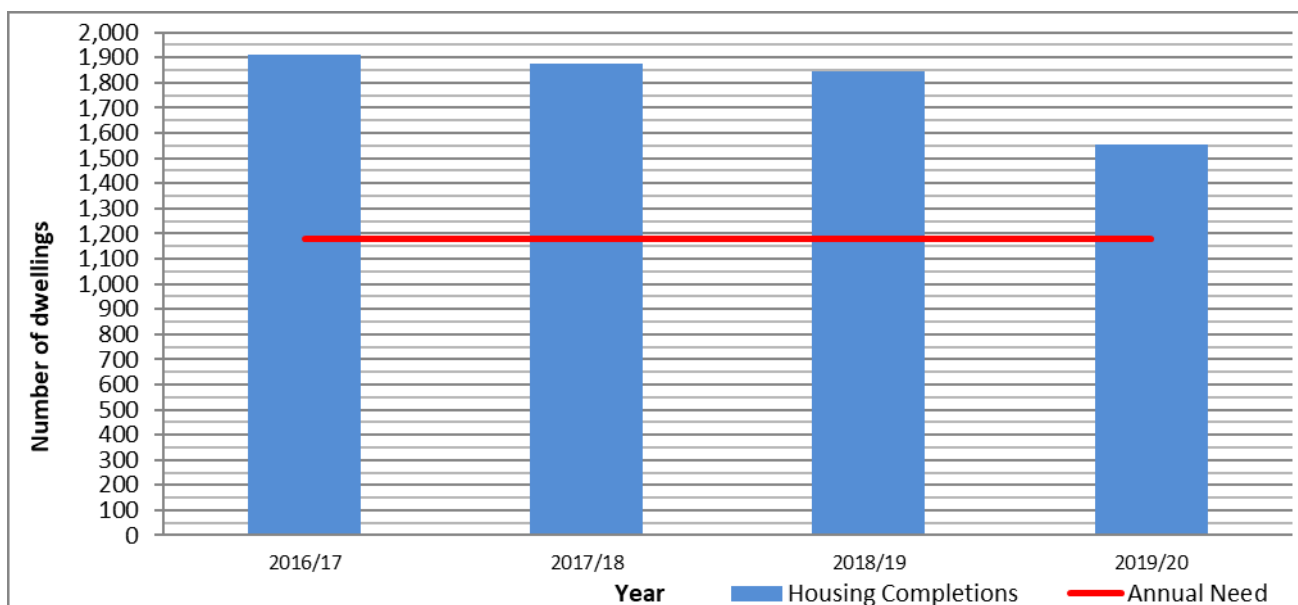
4.4. The LHN Assessment (2020 base date) for Shropshire, has been undertaken by Shropshire Council to inform the ongoing Local Plan Review which is proposed to cover the period from 2016 to 2038. The results of an assessment of housing completions against the identified housing need for previous years within this period is summarised in Table 5.

**Table 5: Housing Completions in Shropshire (2016/17 - 2019/20)**

Financial Year	Annual Need	Housing Completions	Over provision / shortfall	Cumulative provision
2016/17	1,177	1,910	+733	+733
2017/18	1,177	1,876	+699	+1,432
2018/19	1,177	1,843	+666	+2,098
2019/20	1,177	1,554	+377	+2,475

4.5. These results have also been depicted graphically in Figure 2 below:

**Figure 2: Housing Completions in Shropshire (2016/17 - 2019/20)**



4.6. Completion rates experienced over the period from 2016/17 to 2019/20 have met the local housing need established within the LHN Assessment (2020 base date).

### Past Over/Under-Delivery

#### Adopted Local Plan

4.7. Housing completions in recent years have exceeded the relevant annual housing requirement, reflecting current market conditions and the benefits of an up-to-date Local Plan. However, primarily as a result of the economic downturn, completions in earlier years fell below the relevant annual housing requirement. This has resulted in a cumulative shortage of 375 dwellings.

- 4.8. The results of the economic downturn are particularly evident in Figure 1, which demonstrates the drop in the number of dwellings completed each year between 2008/09 and 2011/12 and the gradual uplift in the number of completions between 2011/12 and 2016/17, with completions remaining high between 2017/18 and 2019/20. Due to the level of completions achieved over the last few years, under-delivery from earlier in the plan period has significantly reduced.
- 4.9. Nationally, a number of methodological approaches have been utilised for redistributing past under-delivery within the plan period, in order to ensure the total housing requirement identified for a plan is met within the lifespan of the plan. The two most common are:
- Requiring past under-delivery to be delivered within the next five years of the plan (often referred to as ‘the Sedgefield approach’).
  - Requiring past under-delivery to be delivered over the remaining plan period (often referred to as ‘the Liverpool approach’).
- 4.10. The NPPG on Housing Supply and Delivery states that *“The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach), then the appropriate buffer should be applied. If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal”*<sup>9</sup>.
- 4.11. As such, Shropshire Council will continue to apply ‘the Sedgefield approach’ and include all past under-delivery over the next five years.

## Housing Need

- 4.12. The LHN Assessment (2020 base date) has been undertaken to inform the ongoing Local Plan Review, which is proposed to cover the period from 2016 to 2038. Since 2016, the start of this period, housing completions have consistently exceeded need calculated within the LHN Assessment (2020 base date). As such during the period period there has been no under-delivery of housing against need.

## Housing Delivery Test

- 4.13. The NPPF states *“To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority’s housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under delivery and identify actions to increase delivery in future years”*<sup>10</sup>.
- 4.14. Government has published guidance on the housing delivery test, including a measurement rule book, which explains how it is calculated.
- 4.15. In summary, the housing delivery test is *“a percentage measurement of the number of net homes delivered against the number of homes required, as set out in the relevant strategic policies for the areas covered by the Housing Delivery Test, over a rolling three year period”*<sup>11</sup>.

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<sup>9</sup>HCLG, (2018), NPPG – Housing Supply and Delivery, Paragraph: 031 Reference ID: 68-031-20190722, Revision date: 22 July 2019

<sup>10</sup>HCLG (2019), NPPF – Paragraph 75

<sup>11</sup>HCLG (2018), Housing Delivery Test Measurement Rule Book

4.16. The calculation can therefore be summarised as follows:

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

4.17. The guidance then goes on to identify the method for calculating homes delivered and required. In summary:

- *“The number of net homes delivered is the National Statistic for net additional dwellings over a rolling three year period, with adjustments for net student and net other communal accommodation”<sup>11</sup>.*
- The number of homes required is the lower of:
  - *“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)”<sup>11</sup>, where the housing requirement is less than five years old; or*
  - *“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 1<sup>st</sup> April each year”<sup>11</sup>.*

4.18. Government has recently published the results of the Housing Delivery Test 2020 measurement, which indicate that within Shropshire over the last three years housing delivery exceeded housing required, with delivery at 154%<sup>12</sup>.

4.19. This calculation undertaken can be summarised as follows:

$$\text{Housing Delivery Test (154\%)} = \frac{\text{Total net homes delivered over three year period (5,212)}}{\text{Total number of homes required over three year period (3,385)}}$$

4.20. Since this publication, Shropshire Council has updated the housing completions data for Shropshire for the 2019/20 period (this 2020 measurement assumes a figure of some 1,493 dwellings, whilst the updated housing completions figure is some 1,554 dwellings). Using this updated figure, the Housing Delivery Test would continue to indicate that over the last three years housing delivery exceeded housing required, with delivery at 156%.

4.21. This calculation can be summarised as follows:

$$\text{Housing Delivery Test (156\%)} = \frac{\text{Total net homes delivered over three year period (5,273)}}{\text{Total number of homes required over three year period (3,385)}}$$

4.22. If the housing requirement within the adopted Local Plan were used to calculate the Housing Delivery Test, over the last three years housing delivery exceeded housing required, with delivery at 127%.

$$\text{Housing Delivery Test (127\%)} = \frac{\text{Total net homes delivered over three year period (5,273)}}{\text{Total number of homes required over three year period (4,170)}}$$

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<sup>12</sup>HCLG (2020), Housing Delivery Test: 2019 measurement

## **Housing Buffer**

- 4.23. The NPPF specifies that when assessing the five year housing land supply, Local 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. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*
- a) 5% to ensure choice and competition in the market for land; or*
  - b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
  - c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply”<sup>13</sup>.*
- 4.24. The NPPF indicates that significant under delivery of housing will be *“measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement”<sup>14</sup>.*
- 4.25. The Housing Delivery Test indicates that within Shropshire, housing completions over the last three years have exceeded housing required, as such a 5% buffer will be applied.

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<sup>13</sup>HCLG (2019), NPPF – Paragraph 73

<sup>14</sup>HCLG (2019), NPPF – Footnote 39

## 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, informing the subsequent Housing Requirement.
- 5.4. This definition has also been endorsed by the Department for Housing, Communities and Local Government (HCLG), the department responsible for producing the NPPF and NPPG. The NPPF and NPPG identify the requirement for Local Authorities to undertake an annual assessment of housing land supply and outline the parameters for such an assessment.
- 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 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 contained 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”*<sup>15</sup>.

### **Extra Care Accommodation**

- 5.7. The term 'extra care accommodation' 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). These include 'assisted living', 'extra' or 'very sheltered housing', 'close care', 'continuing care retirement communities' (more than 50 units) and 'retirement villages'.
- 5.8. Equally, the use-class of extra care accommodation varies significantly and is not necessarily a reflection of the type of accommodation provided. Therefore, Shropshire Council considers that it is most appropriate to apply the ONS and HCLG definition of a dwelling when determining if these units of accommodation are dwellings.
- 5.9. 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.

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<sup>15</sup>HCLG, (2020), Housing Flow Reconciliation,

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/905338/Housing\\_Flows\\_Reconciliation\\_guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/905338/Housing_Flows_Reconciliation_guidance.pdf)

5.10. The SAMDev Plan Inspector has 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”*<sup>16</sup>.

#### **Other communal accommodation for the elderly**

5.11. Shropshire Council has only recently started including 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”*<sup>17</sup>.

5.12. 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 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”*<sup>18</sup>.

5.13. Currently the average number of adults living in all households is 1.8. As such the calculation of the contribution of completed communal accommodation to total housing supply would be as follows:

*“Net bedrooms in communal accommodation  
Average number of adults in households in England (currently 1.8)”*<sup>19</sup>

5.14. 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...”*<sup>20</sup>.

1.1. 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**

5.15. 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*

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<sup>16</sup>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>

<sup>17</sup>HCLG, (2019), NPPG – Housing Supply and Delivery, Paragraph: 035 Reference ID: 68-035-20190722, Revision date: 22 July 2019

<sup>18</sup>HCLG, (2019), NPPG – Housing for Older and Disabled People, Paragraph: 016a Reference ID: 63-016a-20190626, Revision date: 26 June 2019

<sup>19</sup>HCLG (2018), Housing Delivery Test Measurement Rule Book

<sup>20</sup>HCLG (2019), NPPG – Housing Supply and Delivery, Paragraph: 041 Reference ID: 68-041-20190722, Revision date: 22 July 2019



- *The extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.*
- 5.16. *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.*
- 5.17. *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 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”<sup>21</sup>.*
- 5.18. Currently the average number of students in student only households is 2.5. As such the calculation of the contribution of completed communal accommodation to total housing supply would be as follows:

Net bedrooms in student communal accommodation

Average number of students in student only households in England (currently 2.5)<sup>22</sup>

- 5.19. 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...*”<sup>23</sup>.
- 5.20. 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**

- 5.21. In conformity with the ONS and HCLG definition of a dwelling, Shropshire Council considers that annexes represent self-contained dwellings where they:
- Are self-contained (have their own living space, bedroom, bathroom and kitchen);
  - Have their own point of access; and
  - Are not subject to conditions on occupancy, that restrict a self-contained household from being formed within them<sup>24</sup>.
- 5.22. Consequently, where annexes comply with these criteria, they will be considered as part of the review of the housing land supply.

## **Deliverable and Developable Sites**

- 5.23. When reviewing the housing land supply, Shropshire Council is required to undertake an assessment of sites to determine if they are deliverable, developable or not currently considered developable for housing. This will then inform the consideration of when the site is likely to come forward for development.

<sup>21</sup>HCLG, (2019), NPPG – Housing Supply and Delivery, Paragraph: 034 Reference ID: 68-034-20190722, Revision date: 22 July 2019

<sup>22</sup>HCLG (2018), Housing Delivery Test Measurement Rule Book

<sup>23</sup>HCLG (2019), NPPG – Housing Supply and Delivery, Paragraph: 041 Reference ID: 68-041-20190722, Revision date: 22 July 2019

<sup>24</sup>(2020), Housing Flow Reconciliation,

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/905338/Housing\\_Flow\\_Reconciliation\\_guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/905338/Housing_Flow_Reconciliation_guidance.pdf)

5.24. 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”<sup>25</sup>.*

5.25. 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 major development and have Planning Permission or 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.

5.26. Sites can be included within the housing land supply beyond the first five years where they are considered developable. For a site to be considered developable the NPPF requires that *“sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged”<sup>25</sup>.*

5.27. For the purposes of this statement deliverable and developable sites include:

- Sites with extant Planning Permission at the 31<sup>st</sup> March 2020.
- Sites with an extant and positive Prior Approval decision at the 31<sup>st</sup> March 2020.
- Selected sites with a resolution to grant at the 31<sup>st</sup> March 2020.
- Selected sites allocated for development within the adopted Local Plan which are likely to be deliverable within five years.
- Selected sites from the Strategic Land Availability Assessment (SLAA) which are likely to be deliverable within five years.
- Affordable Housing Sites Including Homes England (HE) Funded Sites.
- Windfall sites.

### ***Build Rates and Lead-in Times***

5.28. When reviewing housing land supply, Shropshire Council must also make assumptions about both lead-in times and build rates on development sites.

#### **Lead-in Times**

5.29. Lead-in time represents the period of time before construction starts on a site. There are a range of factors that will dictate lead-in times, however to ensure consistency in its assessment, Shropshire Council has identified very cautious

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<sup>25</sup>HCLG (2019), NPPF – Annex 2: Glossary

standard assumptions on lead-in times, which reflects the broad range of applications received.

5.30. The Council's assumptions on lead-in times assume a period of between 10-27 months from the preparation of an application to the completion of the first dwelling on a site. This reflects the significant range of applications the Council receives, which in turn reflects the varied nature of the County. This includes a significant volume of applications on small sites which will usually be subject to less pre-application discussion and negotiation on Section 106 Legal Agreements, through to larger schemes, mixed use proposals and urban extensions in Shrewsbury; the market towns; and key centres. It is considered that the assumptions made by the Council on lead-in times are both realistic and reflective of site/local circumstances.

5.31. Table 6 summarises the Council's lead-in time assumptions:

**Table 6: 'Standard' Lead-in Times in Shropshire**

Action	Months as a range		
	1	6	8-21
Preparation of Application	1	6	
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			
<b>Totals:</b>	<b>10</b>	<b>27</b>	<b>10-27</b>

5.32. 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 Local Plan allocations and benefit from significant amounts of design work, site marketing and discussions with the Council prior to the submission of a Planning Application.

5.33. For instance:

- 13/03055/FUL Land at Aston Street, Shifnal (115 dwellings): Decision notice issued on 24<sup>th</sup> March 2014. Commencement on 7<sup>th</sup> April 2014. Development completed during 2017/18.
- 13/00893/FUL Phase 1 of the Shrewsbury South SUE (291 dwellings): Decision notice issued on 9<sup>th</sup> May 2014. Commencement on 27<sup>th</sup> May 2014. As at the 31<sup>st</sup> March 2019, 158 dwellings have been completed on this site.
- 14/01264/FUL Mount Farm, Whitchurch (100 dwellings): Decision notice issued on 23<sup>rd</sup> December 2014. Commencement on 23<sup>rd</sup> March 2015. Development completed during 2018/19.
- 14/05343/FUL Land West of Ellesmere Road, Shrewsbury (147 dwellings): Decision notice issued on 26<sup>th</sup> March 2015. Commencement on 15<sup>th</sup> June 2015. Development completed during 2018/19.
- 16/02618/FUL Phase 3 of the Shrewsbury South SUE (159 dwellings): Decision notice issued on 19<sup>th</sup> December 2016. Commencement on 16<sup>th</sup> January 2017. Development completed during 2019/20.

- 16/05474/FUL Land East of A53, Shrewsbury Road, Shawbury (50 dwellings): Decision notice issued 4<sup>th</sup> October 2017. Commencement on 21<sup>st</sup> October 2017. Development completed during 2019/20.
- 17/05554/FUL Land to the North of Hall Bank, Pontesbury (86 dwellings): Decision notice issued 10<sup>th</sup> September 2018. Commencement on 17<sup>th</sup> September 2018. As at 31<sup>st</sup> March 2019, 59 dwellings have been completed on this site.

5.34. 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.

5.35. Where possible, to increase accuracy of assumptions on lead-in times, they have been further refined through discussions with landowners, land promoters and developers which ensure that Shropshire Council can have significant confidence that the assumptions for each site are realistic.

### Build Rates

5.36. 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.

5.37. To ensure consistency 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 build rates on sites in Shropshire are around 30-40 units/year. It is the experience of many local developers that, "the right site sells well" in Shropshire.

5.38. Further feedback from the Panel has also indicated that on large sites (benchmark estimate of 250 dwellings plus) that the build-out rate could be multiplied to take into consideration that two or more developers may be constructing housing units at the same time.

5.39. These 'standard' build rates are summarised in the Table 7 below:

**Table 7: '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 will be subject to a large site multiplier

5.40. It is considered that these build rates represent a fair and reasonable reflection of the local market.

5.41. However, where possible, to further increase accuracy of assumptions on build rates, proactive discussions were undertaken with landowners, land promoters and developers regarding build-rates on specific sites, to ensure that Shropshire Council can have significant confidence that the assumptions for build rates are realistic.

## **Sites with Planning Permission as at 31<sup>st</sup> March 2020 (Appendices A and B)**

- 5.42. 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”<sup>26</sup>.*
- 5.43. Consistent with the NPPF, Shropshire Council considers that the majority of sites with an extant Planning Permission can be considered deliverable and are therefore suitable for inclusion within the first five years of the housing land supply. Where the extant Planning Permission is an outline consent for major development, the sites deliverability has been documented within Appendix B.
- 5.44. To ensure the robustness of this assessment of housing land supply, Shropshire Council has applied a very cautious assumption that 10% of deliverable dwellings on sites with Planning Permission will not be delivered in the five year period. This is an approach utilised by many Local Planning Authorities; is in line with standard industry practice; and was endorsed by the SAMDev Plan Inspector within her report.
- 5.45. Ultimately there is no mandatory requirement for a non-delivery rate to be applied to sites with Planning Permission within the housing land supply. Shropshire Council considers that 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.
- 5.46. Shropshire Council recognises that some sites will take longer than five years to build out, therefore the number of dwellings expected to be completed annually on deliverable land has been informed by the ‘standard’ assumptions on lead-in times and build rates – refined through proactive discussions with landowners, land promoters and developers where possible. Where development of a site is expected to take more than five years to complete, only the equivalent part of the site is included within the first five years of the housing land supply.
- 5.47. These sites are identified within Appendix A and B of this document.

## **Sites with a Prior Approval decision as at 31<sup>st</sup> March 2020 (Appendix C)**

- 5.48. Sites with Prior Approval are comparable to sites with detailed Planning Permission.
- 5.49. As such, similar to sites with Planning Permission, Shropshire Council considers that the majority of sites with an extant Prior Approval decision (where the decision

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<sup>26</sup>HCLG (2019), NPPF – Annex 2: Glossary

is that either Prior Approval is not required or is approved) can be considered deliverable and are therefore suitable for inclusion within the first five years of the housing land supply.

- 5.50. This is consistent with Governments stated intention when they introduced amendments to 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**”*<sup>27</sup> (my emphasis).
- 5.51. However, similar to sites with Planning Permission, it is recognised that a small proportion of dwellings on sites with a Prior Approval decision (where the decision is that either Prior Approval is not required or is approved) that are considered deliverable may not be delivered in the five year period. 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.
- 5.52. These sites are identified within Appendix C of this document.

### **Sites with a ‘resolution to grant’ as at 31<sup>st</sup> March 2020 (Appendices D)**

- 5.53. In some cases, Shropshire Council has ‘resolved to grant’ Planning Permission on a site, subject to the signing of a S106 Legal Agreement. Selected sites with a ‘resolution to grant’ Planning Permission have been included in the 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).
- 5.54. When considering the deliverability of sites with a ‘resolution to grant’, Shropshire Council has exercised caution in order to ensure that its assessment of the housing land supply is robust. Therefore, sites have only been considered deliverable where they comply with one or more of the following criteria:
- The site subject to the Planning Application is an adopted Local Plan allocation.
  - 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 within the SAMDev Plan (2015).
  - The site subject to the Planning Application is for affordable housing, rural workers housing or an agricultural workers dwelling.
  - The site subject to the Planning Application is for the conversion of an existing building, such as a barn.
  - The site subject to the Planning Application is for the redevelopment of a select number of sustainable brownfield sites.
  - The site subject to the Planning Application had a resolution to grant subject to completion of a S106 Legal Agreement at the 31<sup>st</sup> March 2020 and has subsequently been approved.
- 5.55. Furthermore, for consistency, where the ‘resolution to grant’ relates to outline consent for major development, the sites deliverability has been further documented.
- 5.56. However, despite this robust approach to filtering Planning Applications with a ‘resolution to grant’, it is recognised that not all dwellings on sites with a ‘resolution to grant’ Planning Permission that are considered deliverable will eventually have a

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<sup>27</sup>Explanatory Memorandum to the Town and Country Planning (General Permitted Development (Amendment and Consequential Provisions) (England) Order 2014

successfully signed S106 Legal Agreement and be implemented within the five year period. Consequently, Shropshire Council has again applied 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.

5.57. **It should be stressed, of course, that inclusion of a Planning Application with a 'resolution to grant' within this assessment of Housing Land Supply is without prejudice to the completion of the S106 Legal Agreement and final Planning Application decision.**

5.58. These sites are identified within Appendix D of this document.

### ***Sites allocated for development within the Local Plan (Appendix E)***

5.59. 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.

### **Sustainable Urban Extensions (SUE's)**

5.60. 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. These SUE's are summarised in Table 8:

**Table 8: Shropshire Sustainable Urban Extensions**

Location	Name	Status
Shrewsbury	Shrewsbury South SUE	<ul style="list-style-type: none"> <li>• A Full Planning Application (13/00893/FUL) for 291 dwellings (phase 1 of this Shrewsbury South SUE) was granted on the 9<sup>th</sup> May 2014, with development commencing on the 27<sup>th</sup> May 2014. Development is progressing at pace.</li> <li>• An Outline Planning Application (14/04428/OUT) was granted for up to 55 dwellings and a 70 bed care home (phase 2 of the Shrewsbury South SUE) was granted on the 23<sup>rd</sup> June 2015.               <ul style="list-style-type: none"> <li>-A series of Reserved Matters Applications for engineering works; construction of the access road; and the location of the attenuation ponds were granted in March; May; and September 2016. Engineering works subsequently commenced; the balancing pond formed; and multiple points of access to the site established.</li> <li>-Reserved Matters Application (17/06149/REM) granted in April 2018 for 164 dwellings and development of these dwellings has commenced.</li> <li>-Reserved Matters Application (19/00048/REM) granted in April 2019 for 49 dwellings and development of these dwellings has commenced.</li> <li>-Reserved Matters Application (19/04460/REM) granted in March 2020 for 175 dwellings and development of these dwellings has commenced.</li> <li>-Reserved Matters Application (19/05470/REM) granted post 31<sup>st</sup> March 2020 for 162 dwellings and development of these dwellings has commenced.</li> </ul> </li> <li>• A further Full Planning Application (16/02618/FUL) for 159 dwellings (phase 3 of this Shrewsbury South SUE) was approved on the 19<sup>th</sup> December 2016. Development is progressing at pace.</li> <li>• Other development including a garden centre, supermarket, care home and extra-care facility have been granted Planning Permission on the Shrewsbury South SUE. The garden centre and supermarket are now complete and development of the extra-care facility is ongoing.</li> <li>• There are now numerous outlets operating across Shrewsbury South SUE and development is progressing at pace. However, Shropshire Council have continued to apply very cautious assumptions regarding lead-in times and delivery rates. As such, forecasted completion rates for this site are very likely to be overly cautious.</li> </ul>

Location	Name	Status
Shrewsbury	Shrewsbury West SUE	<ul style="list-style-type: none"> <li>• An Outline Planning Application (14/00246/OUT) was granted on the 13<sup>th</sup> September 2019 for 296 dwellings. This Planning Permission has been subject to condition discharges.</li> <li>• A Full Planning Application (20/01957/FUL) for 345 dwellings has subsequently been received and is pending consideration. The area subject to this Full Planning Application is included within the extent of the area subject to Outline Planning Application (14/00246/OUT).</li> <li>• Forecasted completion rates for this site are very likely to be overly cautious.</li> </ul>
Oswestry	Eastern Gateway SUE	<ul style="list-style-type: none"> <li>• An Outline Planning Application (16/02594/OUT) was granted Planning Permission post 31<sup>st</sup> March 2020 for up to 600 dwellings, covering two phases of the Oswestry SUE.</li> <li>• An Outline Planning Application (17/06025/OUT) was also granted Planning Permission for up to 150 dwellings, on another phase of the Oswestry SUE post 31<sup>st</sup> March 2020.</li> <li>• Reserved Matters Applications are expected imminently for both these Outline Planning Permissions and it is understood that the developers are very keen to commence development of the site.</li> <li>• Cautious assumptions on lead-in times have been produced identifying commencement in 2022/23.</li> </ul>

5.61. 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

5.62. The adopted SAMDev Plan (2015) identifies further housing land allocations, which together with other sources of housing land supply are sufficient to ensure the delivery of the agreed Core Strategy (2011) vision and housing requirements.

#### Deliverability of Allocations

5.63. 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”<sup>28</sup>.*

5.64. Consistent with this definition of deliverable, Shropshire Council has taken a cautious approach to the inclusion of SAMDev Plan (2015) allocations within the first five years of the housing land supply, only including those which are considered to be available now, offer a suitable location for development now, and are achievable with a realistic prospect that housing will be delivered on the site within

<sup>28</sup>HCLG (2019), NPPF – Annex 2: Glossary



five years. The availability, suitability and achievability of allocations has been documented within Appendix E.

- 5.65. Furthermore, only the numbers of homes that are considered deliverable within five years are 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.
- 5.66. To ensure the robustness of this assessment, a very cautious assumption that 10% of deliverable dwellings on allocated sites will not be delivered in the five year period is applied.
- 5.67. Please Note: It must be stressed, of course, that inclusion of strategic locations identified in the Core Strategy (2011) and SAMDev Plan (2015) allocations in the housing land supply is without prejudice to the Local Plan process or the determination of any planning application for the site.**
- 5.68. These sites are identified within Appendix E of this document.

### ***Sites from the Strategic Land Availability Assessment (SLAA) (Appendix F)***

- 5.69. Within Shropshire, windfall development on unallocated sites forms a significant proportion of all development that takes place. Indeed, in 2019/20 around 65% of the total housing completions occurred on windfall sites.
- 5.70. 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 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.
- 5.71. 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 will inform the ongoing Local Plan Review.
- 5.72. As the SLAA assessment includes consideration of both sustainability (in accordance with the NPPF); and the suitability, availability and achievability (including viability) of sites, consistent within the definition of deliverability, it is considered reasonable to include the accepted sites which have an expected yield in the plan period, within the housing land supply.
- 5.73. However, 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 been included within the first five years of the housing land supply. Those sites considered to be developable within the plan period have been included within the housing land supply for the remainder of the plan period.
- 5.74. This review also included consideration of any updated information regarding site capacity and build rates - reflecting feedback from relevant site promoters, agents and/or developers.
- 5.75. Around 75 sites are included within the housing land supply of which around 35 sites are considered deliverable within the next five years.
- 5.76. 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.

- 5.77. Please Note: The SLAA database is continuously updated. Appendix F includes those SLAA sites from the current active SLAA database that are considered likely to be delivered within the next five years or developable within the plan period. It should be noted that SLAA sites represent only those sites which the Council are aware of and are included within the SLAA database. In reality, there is likely to be a significant amount of additional site opportunities within the development boundaries of identified settlements.
- 5.78. **It should be stressed, of course, that inclusion of a SLAA site within this assessment of Housing Land Supply is without prejudice to the determination of any planning application for that site.**

### ***Affordable Housing Sites Including Homes England (HE) Funded Sites (Appendix G)***

- 5.79. 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. Furthermore, the Council has consistently enabled such exception sites to come forward over the years, with great success.
- 5.80. A detailed review of affordable housing sites has been undertaken for this statement, with many such sites being included within the list of sites with Planning Permission; a Planning Application with a ‘resolution to grant’ or a site submitted to the SLAA and considered deliverable or developable.
- 5.81. However, there are a limited number of sites that Shropshire Council is aware of, on which schemes are being progressed, including those on which applications for Homes England (HE) funding have/will be submitted which do not yet have a Planning Permission/Planning Application with a ‘resolution to grant’ or were not submitted for consideration within the SLAA.
- 5.82. Shropshire Council has therefore undertaken a separate appraisal of these sites. Those which are considered deliverable have been included within this assessment of housing land supply. These sites are identified within Appendix G of this document.
- 5.83. **Please Note:** Shropshire Council has a close working relationship with Affordable Housing providers. We understand that there is a long lead-in process to taking forward an Affordable Housing scheme, particularly where it is subject to HE funding – which often also requires specific delivery timescales. Sites that have progressed to the point of applying for funding have had significant pre-application and community consultation, consequently the Affordable Housing providers and Shropshire Council have confidence that the sites that are considered deliverable within this assessment will come forward within the 5 year period.
- 5.84. To ensure the robustness of this assessment, Shropshire Council has applied a very cautious assumption that 10% of deliverable dwellings on affordable housing sites including HE funded sites will not be delivered in the five year period.
- 5.85. **However, it should be stressed, of course, that the inclusion of affordable housing sites including HE funded sites within this assessment of Housing Land Supply is without prejudice to the determination of any planning application for that site.**

## ***Windfall Sites (Appendix H)***

- 5.86. In addition to the larger SLAA sites previously considered, there is a need to take into account individual and small housing schemes. Small scale windfall sites of **less than 5 dwellings** have always represented a significant component of the housing land supply in Shropshire, and it is anticipated that this will remain the case.
- 5.87. Indeed, the Local Plan recognises the importance of windfall development in Shropshire and makes allowances for appropriately located windfall sites (where they accord with the policies within the Local Plan). This supports the conclusion that windfall development does and will continue to represent an important part of the housing land supply.
- 5.88. Furthermore, the average completion rate on all small scale windfall sites of **less than 5 dwellings** over the plan period thus far (2006/07-2019/20), is some 378 dwellings per annum. The actual rate for 2019/20 was some 329 dwellings. This again supports the conclusion that windfall development does and will continue to represent an important part of the housing land supply.
- 5.89. The importance of small scale windfall housing in Shropshire is not surprising given that Shropshire is a large rural County containing the town of Shrewsbury, 18 other smaller settlements identified as market towns or key centres; and hundreds of other villages and hamlets. 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 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).
- 5.90. The above factors therefore endorse the inclusion of a very cautious 299 dwellings per year, for years 4 and 5 of the supply.

## ***Lapsed Planning Permission (Appendix I)***

- 5.91. 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 later within the plan period, particularly as market conditions continue to improve.
- 5.92. 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 H of this document) in order to determine whether they are suitable for inclusion within the housing land supply.
- 5.93. Whist none of these sites have been included within the first five years of the housing land supply, many have been deemed suitable for inclusion within the latter part of the plan period. These sites are identified within Appendix I of this document.
- 5.94. **However, it should be stressed, of course, that inclusion of a site with a lapsed Planning Permission within this assessment of Housing Land Supply is without prejudice to the determination of any future planning application for that site.**

## 6. Housing Land Supply – Calculation

### *Shropshire Five Year Housing Land Requirement*

- 6.1. Using the methodological approach outlined in Chapters 3 and 4, the housing requirement for the five year period starting on the 1<sup>st</sup> April 2020 has been calculated.
- 6.2. Table 9 provides a summary of the calculation of the five year housing requirement:

**Table 9: Summary of Five Year Housing Requirement**

Category	Core Strategy Requirement	LHN
<b>(A) 5 Year Requirement:</b>	2020/21	1,390
	2021/22	1,530
	2022/23	1,530
	2023/24	1,530
	2024/25	1,530
	<b>Total</b>	<b>7,510</b>
<b>(B) Under-Delivery:</b> (from earlier in the plan period)	<b>375</b>	<b>0</b>
<b>(C) Buffer:</b> (5% buffer consisting of supply brought forward from later in the plan period to ensure choice and competition. Applied to both the requirement and past under-delivery)	<b>394</b>	<b>294</b>
<b>(D) Total Requirement (A) + (B) + (C):</b>	<b>8,279</b>	<b>6,179</b>

### *Shropshire Five Year Housing Land Supply*

- 6.3. Using the methodological approach outlined in Chapter 5, a comprehensive assessment of housing land in Shropshire has been undertaken.
- 6.4. Table 10 provides a summary of the housing land supply in Shropshire considered deliverable within the next five years, as at the 1<sup>st</sup> April 2020:

**Table 10: Summary of deliverable housing land supply (as at 1<sup>st</sup> April 2020)**

Category	Net Dwellings
(A) Dwellings on sites with Planning Permission*	7,403
(B) Dwellings on sites with Prior Approval*	110
(C) Selected sites with a 'resolution to grant'* Planning Permission	325
(D) Dwellings on Allocated Sites estimated to be completed within 5 years*	998
(E) SLAA Sites deliverable within 5 years*	269
(F) Emerging Affordable Housing Sites*	321
(G) Windfall Sites**	598
<b>Total: (A) + (B) + (C) + (D) + (E) + (F) + (G)</b>	<b>10,024</b>

\*A very cautious assumption that 10% of deliverable dwellings on sites with Planning Permission; Prior Approval; 'resolution to grant' Planning Permission; allocation within the adopted Local Plan; identified within the SLAA Sites; and Emerging Affordable Housing Sites 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.

- 6.5. Shropshire Council includes a very cautious assumption that 10% of deliverable dwellings on sites with Planning Permission; Prior Approval; 'resolution to grant' Planning Permission; allocation within the adopted Local Plan; identified within the SLAA Sites; and Emerging Affordable Housing Sites will not be delivered in the five year period. This assumption is reflected within the figures provided within Table 10 of this document.
- 6.6. The actual number of dwellings considered deliverable in the next 5 years in each of these categories before this deduction is applied are:
- Dwellings on sites with Planning Permission: 8,226.
  - Dwellings on sites with Prior Approval: 122.
  - Dwellings on selected sites with a 'resolution to grant' Planning Permission: 361.
  - Dwellings on selected sites Allocated for Development: 1,109.
  - Dwellings on selected SLAA sites: 299.
  - Dwellings on sites seeking Homes England (HE) funding: 357.
- 6.7. The sites which make up the various components of the five year housing land supply as at the 1<sup>st</sup> April 2020 are included within Appendices A-I of this statement.

### **Comparison: Shropshire Five Year Housing Land Requirement & Supply**

- 6.8. Table 11 brings together the five year housing land requirement and the results of the assessment of the five year housing land supply in Shropshire.
- 6.9. This table confirms that Shropshire Council is able to demonstrate a five year housing land supply as at the 1<sup>st</sup> April 2020.

**Table 11: Comparison: Five Year Housing Requirement and Supply**

<b>Category</b>	<b>Core Strategy Requirement</b>	<b>LHN</b>
Total Requirement:	8,279	6,179
Total Supply:	10,024	10,024
<b>Over / Under Provision:</b>	<b>+1,745</b>	<b>+3,844</b>
<b>Number of Years Supply:</b>	<b>6.05</b>	<b>8.11</b>

# 7. Housing Land Supply – Conclusion

## *Five Year Housing Land Supply*

- 7.1. This comprehensive review of the housing land supply establishes that there are sufficient deliverable sites to allow for the provision of five years' worth of housing (plus an additional buffer moved forward from later within the plan period, to allow for choice and competition in the market), based on the identified housing requirement for Shropshire. Indeed, there is currently **6.05 years supply of deliverable housing land against the housing requirement within the adopted Core Strategy (2011) and 8.11 years supply of deliverable housing land against the local housing need identified using Governments standard methodology.**

## **Conclusion**

- 7.2. Shropshire Council, through its Local Plan has positively planned for an ambitious but deliverable level of housing development to 2026. This trend is continuing with ongoing work on the Local Plan Review which is also proposing an ambitious but deliverable housing requirement.
- 7.3. Furthermore, the Council was involved in the production of the Marches Local Enterprise Partnership's (LEP) High Level Planning and Housing Statement "Poised for Growth"<sup>29</sup>. As these documents make clear, Shropshire Council is committed to creating an environment for successful housing delivery, and is working with the development industry and local communities to ensure that sustainable development is brought forward.
- 7.4. The reality is there is a significant and growing supply of housing land in Shropshire, sufficient to demonstrate a housing land supply to meet the housing land requirement; address past under-delivery; and allow for necessary buffers to the supply.
- 7.5. However, whilst Shropshire Council is taking a positive approach to planning for housing and there is a significant amount of land available for housing development, ultimately it is the responsibility of the development industry to deliver sustainable development, consisting of the right types of housing, in the right locations and within the right timescales.

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<sup>29</sup>[www.shropshire.gov.uk/marcheslepplanninghousingstatement/index.html](http://www.shropshire.gov.uk/marcheslepplanninghousingstatement/index.html)

# **Five Year Housing Land** **Supply Statement** **Annexes**

# Annex 1. Housing Land Supply across the Plan Period

- A1.1. Completions already achieved within the Plan Period (2006/07-2019/20) total some 18,085 dwellings.
- A1.2. The supply of deliverable housing identified for the five year period from 2020/21 to 2024/25 totals some 10,024 dwellings (after applying a very cautious assumption that 10% of deliverable dwellings on sites with Planning Permission; Prior Approval; 'resolution to grant' Planning Permission; allocation within the adopted Local Plan; identified within the SLAA Sites; and Emerging Affordable Housing Sites will not be delivered in the five year period has been applied to figures in this table).
- A1.3. Together these completions and deliverable housing total some 28,109 dwellings, which is sufficient to achieve the identified housing requirement of 27,500 dwellings for the period 2006/07 to 2025/26.



## Annex 2. Housing Commitments & Completions

### Introduction

A2.1. The information resulting from the assessment of the housing land supply for Shropshire can also be utilised to determine the number of dwellings (net) committed and completed by settlement in Shropshire.

### Commitments and Completions

A2.2. 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 12: Housing Commitments and Completions in the Market Towns**

Settlement	Completions (2006/07 – 2019/20)	Commitments	
		Sites with Planning Permission or Prior Approval as at the 31 <sup>st</sup> March 2020	Allocations without Planning Permission as at the 31 <sup>st</sup> March 2020
Albrighton	88	149	77
Bishops Castle	108	43	40
Bridgnorth	763	87	500
Broseley	219	72	0
Church Stretton	216	65	0
Cleobury Mortimer	309	48	5
Craven Arms	109	61	325
Ellesmere	418	324	0
Highley	213	17	0
Ludlow	492	781	0
Market Drayton	557	496	0
Minsterley & Pontesbury	272	130	0
Much Wenlock	129	19	0
Oswestry	1,027	119	1,101
Shifnal	1,321	370	0
Shrewsbury	4,816	3,202	502
Wem	441	53	100
Whitchurch	604	706	60
<b>Total:</b>	<b>12,102</b>	<b>6,742</b>	<b>2,710</b>

*\*The completions in each of the market towns include exception development which contributes to the housing requirement for the town.  
Please Note: The figures provided are net.*

**Table 13: Housing Commitments and Completions in SAMDev Plan Hubs and Clusters**

<i>Settlement</i>	<i>Place Plan</i>	<i>Completions (2011/12 – 2019/20)</i>	<i>Commitments</i>	
			<i>Sites with Planning Permission or Prior Approval (as at the 31st March 2020)</i>	<i>Allocations without Planning Permission (as at 31st March 2020)</i>
<b>Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)</b>	Bishops Castle	2	12	0
<b>Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington</b>	Bishops Castle	6	6	0
<b>Bucknell</b>	Bishops Castle	8	7	70
<b>Chirbury</b>	Bishops Castle	-1	1	30
<b>Clun</b>	Bishops Castle	7	3	60
<b>Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Meadowtown and Lordstone</b>	Bishops Castle	13	19	0
<b>Lydbury North</b>	Bishops Castle	1	9	11
<b>Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crows Nest and The Bog.</b>	Bishops Castle	9	15	0
<b>Wentnor and Norbury</b>	Bishops Castle	7	1	0
<b>Worthen, Brockton, Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott.</b>	Bishops Castle	8	17	0
<b>Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cressett</b>	Bridgnorth	16	18	0
<b>Ditton Priors</b>	Bridgnorth	9	20	0
<b>Hopton Wafers and Doddington</b>	Bridgnorth	8	9	0
<b>Kinlet, Button Bridge, Button Oak</b>	Bridgnorth	15	21	0
<b>Neenton</b>	Bridgnorth	8	0	0
<b>Oreton, Farlow and Hill Houses</b>	Bridgnorth	8	2	0
<b>Silvington, Bromdon, Loughton and Wheathill</b>	Bridgnorth	2	8	0

<b>Settlement</b>	<b>Place Plan</b>	<b>Completions (2011/12 – 2019/20)</b>	<b>Commitments</b>	
			<b>Sites with Planning Permission or Prior Approval (as at the 31st March 2020)</b>	<b>Allocations without Planning Permission (as at 31st March 2020)</b>
<b>Stottesdon, Chorley and Bagginswood</b>	Bridgnorth	6	2	0
<b>Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton, Round Oak</b>	Craven Arms	8	21	0
<b>Bache Mill, Boulton, Broncroft, Corfton, Middlehope, Peaton, Seifton, (Great/Little) Sutton, Westhope</b>	Craven Arms	3	25	0
<b>Stoke St Milborough, Hopton Cangeford, Cleestanton, Cleedownton</b>	Craven Arms	5	6	0
<b>Cockshutt</b>	Ellesmere	35	13	6
<b>Dudleston and Street Dinas</b>	Ellesmere	2	0	0
<b>Dudleston Heath and Elson</b>	Ellesmere	17	7	20
<b>Tetchill, Lee and Whitemere</b>	Ellesmere	19	8	0
<b>Welsh Frankton, Perthy, New Marton and Lower Frankton</b>	Ellesmere	28	7	0
<b>Welshampton and Lyneal</b>	Ellesmere	25 <sup>A</sup>	10	0
<b>Burford</b>	Ludlow	5	1	0
<b>Clee Hill</b>	Ludlow	33	20	0
<b>Onibury</b>	Ludlow	7	0	8
<b>Adderley</b>	Market Drayton	26	6	0
<b>Bletchley, Longford, Longslow &amp; Moreton Say</b>	Market Drayton	3	35	0
<b>Cheswardine</b>	Market Drayton	2	17	0
<b>Childs Ercall</b>	Market Drayton	8	4	0
<b>Hinstock</b>	Market Drayton	96	23	1
<b>Hodnet</b>	Market Drayton	19	52	0
<b>Marchamley, Peplow and Wollerton</b>	Market Drayton	7	2	0
<b>Stoke Heath</b>	Market Drayton	1	70	0
<b>Woore, Irelands Cross and Pipe Gate</b>	Market Drayton	89	25	0
<b>Buildwas</b>	Much Wenlock	2	14	0

<b>Settlement</b>	<b>Place Plan</b>	<b>Completions (2011/12 – 2019/20)</b>	<b>Commitments</b>	
			<b>Sites with Planning Permission or Prior Approval (as at the 31st March 2020)</b>	<b>Allocations without Planning Permission (as at 31st March 2020)</b>
<b>Gobowen</b>	Oswestry	94 <sup>B</sup>	112	90
<b>Kinnerley, Maesbrook, Dovaston and Knockin Heath</b>	Oswestry	50	34	9
<b>Knockin</b>	Oswestry	11	15	0
<b>Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn</b>	Oswestry	2	7	0
<b>Llanymynech and Pant</b>	Oswestry	49 <sup>C</sup>	27	32
<b>Park Hall, Hindford, Babbinswood and Lower Frankton</b>	Oswestry	36	75	0
<b>Ruyton XI Towns</b>	Oswestry	22	15	0
<b>Selattyn, Upper, Middle &amp; Lower Hengoed and Pant Glas</b>	Oswestry	1	27	0
<b>St Martins</b>	Oswestry	170	101	0
<b>Weston Rhyn, Rhoswiell, Wern and Chirk Bank</b>	Oswestry	41	110	0
<b>Whittington</b>	Oswestry	32	39	52
<b>Albrighton</b>	Shrewsbury	0	0	0
<b>Baschurch</b>	Shrewsbury	205	113	0
<b>Bayston Hill</b>	Shrewsbury	64	10	0
<b>Bicton and Four Crosses</b>	Shrewsbury	4	7	0
<b>Bomere Heath</b>	Shrewsbury	63	10	0
<b>Condober, Dorrington, Stapleton</b>	Shrewsbury	86	19	30
<b>Fitz, Grafton and Newbanks</b>	Shrewsbury	3	7	0
<b>Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton and Felton Butler</b>	Shrewsbury	31	36	0
<b>Hanwood and Hanwood Bank</b>	Shrewsbury	88	19	0
<b>Longden, Hook-a-gate, Annscroft, Longden Common and Lower Common/Exfords Green</b>	Shrewsbury	37	27	0

Settlement	Place Plan	Completions (2011/12 – 2019/20)	Commitments	
			Sites with Planning Permission or Prior Approval (as at the 31st March 2020)	Allocations without Planning Permission (as at 31st March 2020)
Montford Bridge West	Shrewsbury	27	1	0
Mytton	Shrewsbury	3	18	0
Nesscliffe	Shrewsbury	32	63	0
Uffington	Shrewsbury	11	2	0
Walford Heath	Shrewsbury	11	10	0
Weston Lullingfields, Weston Wharf and Weston Common	Shrewsbury	12	9	0
Myddle and Harmer Hill	Wem	56	8	0
Shawbury	Wem	76	9	0
Prees and Prees Higher Heath	Whitchurch	50 <sup>D</sup>	72 <sup>D</sup>	62
Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall	Whitchurch	52	93	5
<b>Total:</b>		<b>1,991</b>	<b>1,631</b>	<b>486</b>

\*The completions in each of the Community Hubs and Clusters include exception development which contributes to the housing requirement for the Community Hub or Cluster.

<sup>A</sup>11 completions as at 31st March 2020 have been excluded to offset the exclusion of 11 commitments when identifying the SAMDev Housing Requirement.

<sup>B</sup>The 116 dwellings outstanding (as 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}.

<sup>C</sup>42 completions as at the 31st March 2019 have been excluded to offset the exclusion of 42 commitments when identifying the SAMDev Housing Requirement.

<sup>D</sup>The 115 dwellings outstanding (as at 2013) 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.

{10 completions and 105 commitments on Planning Permission 15/05307/REM (Gro Continental Site, Prees) (Outline Consent 09/00111/OUT) removed, as excluded from consideration when identifying the SAMDev Housing Requirement}.

Please Note: The figures provided are net.

**Table 14: Housing Commitments and Completions in the Rural Area**

	Completions (2006/07 – 2019/20)	Sites with Planning Permission or Prior Approval (as at the 31st March 2020)
<b>Wider Rural Area</b>	<b>3,992</b>	<b>1,304</b>

\*The completions in the rural area exclude exception development which contributes to the housing requirement of Market Towns; or Community Hubs or Clusters.

\*\*The completions in the rural area includes completions which occurred in Community Hubs and 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.

\*\*\*The commitments and completions include those dwellings excluded from Community Hub or Cluster settlements guidelines.

Please Note: The figures provided are net.

# **Five Year Housing Land Supply Statement** **Appendices**

## **Appendix A. Sites with Planning Permission as at 31<sup>st</sup> March 2020**

Planning Application						Years 1-5: Forecasting as at 31/03/2020						Year 6: Forecasting as at 31/03/2020		Beyond Plan Period	
Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
10/03008/FUL	Land Off Station Road, Albrighton, WV7 3DS	08/09/2010	9	0	9						9		0		0
11/01080/FUL	Former Barclays Bank, 14 Station Road, Albrighton	30/11/2011	3	1	2						2		0		0
13/03521/FUL	Lea Manor, Holyhead Road, Albrighton, Wolverhampton, WV7 3BX	19/02/2015	7	4	3						3		0		0
14/03279/FUL	Vacant Units, Station Road, Albrighton, Wolverhampton, Shropshire, WV7 3QH	03/11/2015	5	2	3						3		0		0
14/05456/REM	Land East Of Shaw Lane, Albrighton	05/06/2015	56	4	52	25	25	2			52		0		0
15/02448/FUL	Development Land East Of Shaw Lane Off Kingswood Road, Albrighton, Shropshire	16/04/2018	65	0	65			25	25	15	65		0		0
15/02869/FUL	78 High Street, Albrighton, Shropshire, WV7 3JA	25/05/2016	3	0	3						3		0		0
16/02725/FUL	Millfields Farm, High House Lane, Albrighton, WV7 3JL	26/09/2016	1	0	1						1		0		0
16/04285/FUL	Tong House, Newport Road, Tong Village, Shifnal, TF11 8PW	14/12/2016	2	0	2						2		0		0
17/01012/FUL	Barn To The East Of Old Worcester Road, Albrighton, Shropshire	25/05/2017	1	0	1						1		0		0
17/02469/FUL	Former Mckeand Smith And Co Ltd, Station Road, Albrighton, Wolverhampton, Shropshire, WV7 3EA	13/09/2018	8	0	8						8		0		0
18/00106/FUL	Whiteladies Farm, Shackerley Lane, Cosford, Albrighton, Wolverhampton, Shropshire, WV8 1QZ	03/04/2018	1	0	1						1		0		0
18/05485/FUL	87 High Street, Albrighton, Shropshire, WV7 3JT	01/03/2019	3	0	3						3		0		0
19/02376/FUL	Little Whiston Farm, Whiston Cross, Albrighton, Wolverhampton, Shropshire, WV7 3BU	31/01/2020	2	0	2						2		0		0
19/02785/REM	Development Land East Of Garridge Close, Albrighton, Shropshire	11/02/2020	3	0	3						3		0		0
20/00099/FUL	Land Behind Greensleeves, High Street, Albrighton, Wolverhampton, Shropshire, WV7 3JF	23/03/2020	1	0	1						1		0		0
BR/APP/FUL/02/0047	Humphreston Hall, Blue House Lane, Albrighton, Wolverhampton	18/03/2002	7	0	7						7		0		0
10/01190/FUL	Land At Bank Farm, Marton, Welshpool	19/05/2010	1	0	1						1		0		0
10/02043/FUL	Land Adj. Holly Cottage, Worthen, Shrewsbury	06/05/2011	1	0	1						1		0		0
10/03790/FUL	Gravels Farm, Gravelsbank, Shrewsbury	02/02/2011	0	0	0						0		0		0
10/05112/FUL	Jacks Croft, 1 Binweston Lane, Worthen, Shrewsbury	21/03/2011	0	0	0						0		0		0
11/00227/FUL	Clunton Mill, Clunton, Craven Arms	24/03/2011	1	0	1						1		0		0
11/01985/FUL	Land Adj. Chestnut Cove, Bucknell	23/05/2012	1	0	1						1		0		0
11/02298/FUL	Land At 34-36 High Street And Sumach, Station Street Bishops Castle	23/12/2011	12	6	6						6		0		0
11/03098/FUL	Upper House Farm, Hopton Castle, Craven Arms, Shropshire, SY7 0QF	26/03/2018	3	0	3						3		0		0
11/04836/FUL	The Firs Farm, Norbury, Bishops Castle	29/11/2012	1	0	1						1		0		0
11/05208/FUL	New House Farm, Newcastle, Craven Arms	09/08/2012	1	0	1						1		0		0
12/04500/FUL	Old National Boys School, Station Street, Bishops Castle	25/01/2013	1	0	1						1		0		0
12/05180/FUL	9-11 Colebatch, Bishops Castle	01/03/2013	0	0	0						0		0		0
13/03245/FUL	Betton Farm, Minsterley, Shrewsbury, SY5 0DU	15/06/2016	3	0	3						3		0		0
13/03455/FUL	Cresswell Farm, Bedstone, Craven Arms, Shropshire, SY7 0BE	02/12/2014	1	0	1						1		0		0
13/03915/FUL	Church Farm Barns, More, Bishops Castle, SY9 5HH	12/11/2013	1	0	1						1		0		0
13/04764/FUL	Colstey Farm, Colstey Bank, Clun, Craven Arms, Shropshire, SY7 8NP	20/06/2014	1	0	1						1		0		0
14/00405/FUL	Skelton Bank Farm, Mardu, Craven Arms, Shropshire, SY7 8NH	18/05/2015	1	0	1						1		0		0
14/03516/FUL	Little Nest, Snailbeach, Shrewsbury, SY5 0LU	27/10/2015	1	0	1						1		0		0
14/03834/REM	Garage House, 1 Garage Mews, Station Street, Bishops Castle, Shropshire, SY9 5AQ	21/10/2014	1	0	1						1		0		0
14/05531/FUL	Walton Hall Farm, Worthen, Shrewsbury, Shropshire, SY5 9JN	04/11/2015	1	0	1						1		0		0



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15/01470/FUL	Proposed Workshop At Leat Wood, The Bog, Minsterley, Shropshire	03/05/2016	1	0	1						1		0		0
15/02546/OUT	Nessmynydd, Priest Weston, Montgomery, Shropshire, SY15 6DE	13/07/2016	2	0	2						2		0		0
15/03864/FUL	Proposed Dwelling South Of Woodmine Cottage, Gravels, Minsterley, Shropshire	11/07/2016	1	0	1						1		0		0
15/05524/FUL	Farm Buildings South Of White House, Binweston Lane, Binweston, Shropshire	23/06/2016	2	0	2						2		0		0
16/00797/FUL	Seiffen Barns, Marton, Welshpool, Shropshire, SY21 8JY	20/04/2016	1	0	1						1		0		0
16/01213/FUL	Land NE Of Pentreheyling House, Pentreheyling, Shropshire	14/11/2016	1	0	1						1		0		0
16/03876/FUL	Proposed Dwelling North Of 32 Snailbeach, Shropshire	06/12/2016	1	0	1						1		0		0
16/04542/FUL	Proposed Residential Development Land NE Of Worthen Hall, Worthen, Shropshire	30/11/2016	2	1	1						1		0		0
16/04729/FUL	Snailbeach Farm, Snailbeach, Shrewsbury, Shropshire, SY5 OLV	10/01/2017	5	0	5						5		0		0
16/04879/OUT	Proposed Residential Development Land North Of Fairview, Gravels Bank, Minsterley, Shropshire	16/12/2016	1	0	1						1		0		0
16/04974/FUL	Criggin Stable, Llanfair Waterdine, Knighton, Shropshire, LD7 1TU	02/02/2017	1	0	1						1		0		0
16/05174/COU	Bentlawnt Post Office And Stores, 12 - 13 Bentlawnt, Minsterley, Shropshire, SY5 OES	09/01/2017	1	0	1						1		0		0
17/00643/FUL	24 Welsh Street, Bishops Castle, SY9 5BT	22/05/2017	1	0	1						1		0		0
17/00977/FUL	Proposed Dwelling West Of 13 Bankshead, Shropshire	26/01/2018	1	0	1						1		0		0
17/01288/FUL	Disused Malt House, Bucknell, Shropshire	12/02/2018	1	0	1						1		0		0
17/01360/REM	The Sidings, Snailbeach, Shrewsbury, SY5 OLT	02/08/2017	1	0	1						1		0		0
17/01782/FUL	Lower Lye Farm, Bucknell, Shropshire, SY7 OBN	27/06/2017	0	0	0						0		0		0
17/02371/FUL	Lower Darnford, Darnford, Shrewsbury, Shropshire, SY5 OSR	21/11/2017	1	0	1						1		0		0
17/02882/FUL	Proposed Dwelling To The West Of Bank Cottage, Norbury, Shropshire	19/01/2018	1	0	1						1		0		0
17/03194/FUL	Conversion Of Stone Barn, Wentnor, Shropshire	12/10/2017	1	0	1						1		0		0
17/03199/FUL	Barn North Of Oakeley Farm, Bishops Castle, Shropshire	04/10/2017	1	0	1						1		0		0
17/03497/REM	Proposed Development Land South Of Woodbatch Road, Bishops Castle, Shropshire	07/12/2017	9	0	9						9		0		0
17/03541/OUT	Proposed Residential Development West Of Clungunford Farm, Church Road, Clungunford, Shropshire	31/08/2018	5	0	5						5		0		0
17/03542/FUL	Barns At Clungunford Farm, Church Road, Clungunford, Shropshire	05/12/2017	2	0	2						2		0		0
17/03648/FUL	Proposed Barn Conversion West Of The Stables Inn, Drury Lane, Hopesgate, Shropshire	19/12/2017	1	0	1						1		0		0
17/03752/REM 17/03753/REM 17/02935/REM 17/03754/REM 17/03785/REM 17/03755/REM 17/03756/REM 17/03757/REM 17/03758/REM 18/02377/REM	Proposed Residential Development West Of Lavender Bank, Bishops Castle, Shropshire	10/06/2015	9	4	5						5		0		0
17/03841/OUT	Proposed Dwelling North Of Upper Stockton Farm, Stockton, Marton, Shropshire	06/10/2017	1	0	1						1		0		0
17/03956/REM	Proposed Residential Development South West Of Longhope, Gravels Bank, Minsterley, Shropshire	17/11/2017	1	0	1						1		0		0

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17/04173/FUL	Proposed Dwelling Adjacent Fenwick House, Worthen, Shropshire	01/11/2017	1	0	1						1		0		0
17/04233/REM 17/03956/REM	Development Land South West Of Longhope, Gravels Bank, Minsterley, Shropshire	23/11/2017 17/11/2017	2	0	2						2		0		0
17/04532/REM	Proposed Dwelling, North East Of Pool View, Shelve, Shropshire	27/11/2017	1	0	1						1		0		0
17/04645/OUT	Proposed Dwelling To The South Of Union Street, Bishops Castle, Shropshire	13/11/2017	1	0	1						1		0		0
17/04783/FUL	The Cottage, Lydbury North, Bishops Castle, Shropshire, SY9 5ET	09/03/2018	1	0	1						1		0		0
17/04895/FUL	Bower Cottage, Asterton, Bishops Castle, Shropshire, SY9 5EJ	27/09/2018	0	0	0						0		0		0
17/04901/FUL	Quarry Lodge, Norbury, Bishops Castle, Shropshire, SY9 5EA	22/12/2017	2	1	1						1		0		0
17/04989/FUL	Barn Conversion At Pen Y Wern, Black Hill, Clunton, Craven Arms, Shropshire, SY7 0JD	14/06/2018	1	0	1						1		0		0
17/05226/FUL	Proposed Dwelling South Of Cedric House, Crows Nest, Snailbeach, Shropshire	06/02/2018	1	0	1						1		0		0
17/05405/FUL	North Office Building At Ransford Sawmills, Station Street, Bishops Castle, Shropshire, SY9 5AQ	05/02/2018	2	0	2						2		0		0
17/05471/FUL	3 Bwlch Cottages, Clun, Craven Arms, Shropshire, SY7 8LU	27/02/2018	1	0	1						1		0		0
17/05908/FUL	Proposed Dwelling North Of Nessmynydd, Priest Weston, Shropshire	27/02/2018	1	0	1						1		0		0
17/05987/FUL	Proposed Dwelling Adjacent Doukel, Bucknell, Shropshire	18/05/2018	4	0	4						4		0		0
17/06163/OUT	Clungunford Farm Barn, Church Road, Clungunford, Craven Arms, Shropshire, SY7 0PN	06/09/2018	1	0	1						1		0		0
17/06171/FUL	Acton Bank Farm, 13 Brockton, Lydbury North, Shropshire, SY7 8BA	12/12/2019	4	0	4						4		0		0
18/00226/FUL	The Perrys, Marton, Welshpool, Shropshire, SY21 8JY	26/03/2018	-1	0	-1						-1		0		0
18/00479/FUL	Upper Duffryn, Duffryn, Craven Arms, Shropshire, SY7 8PQ	13/04/2018	1	0	1						1		0		0
18/00497/OUT	Land Adj Greenlands, Chirbury, Montgomery, Shropshire, SY15 6BH	17/05/2018	1	0	1						1		0		0
18/00680/OUT	Proposed Residential Development Land To The North Of Bowling Green Close, Bishops Castle, Shropshire	30/08/2018	3	0	3						3		0		0
18/01206/REM	Land Adjacent 16 Aston Rogers, Aston Rogers, Westbury, Shropshire	27/04/2018	1	0	1						1		0		0
18/01321/FUL	Proposed Barn Conversions Adjacent Weston House, Binweston Lane, Binweston, Shropshire	25/06/2018	2	0	2						2		0		0
18/01516/FUL	Proposed New Dwelling At Little Nest, Crows Nest, Snailbeach, Shropshire	13/06/2018	1	0	1						1		0		0
18/01569/OUT	Proposed Dwelling West Of Hawthorn Cottage, 4 Beambridge, Shropshire	19/06/2018	1	0	1						1		0		0
18/01584/FUL	Proposed Dwelling North Of 7 Chapel Road, Broome Road, Clungunford, Shropshire	30/05/2018	1	0	1						1		0		0
18/01733/FUL	Woodbine Cottage, Worthen, Shrewsbury, Shropshire, SY5 9HY	02/07/2018	0	0	0						0		0		0
18/01964/REM	Proposed Residential Development At Crowsnest, Stiperstones, Shropshire	22/06/2018	1	0	1						1		0		0
18/02346/FUL	The Old Yard, Powells Lane, Clun, SY7 8LA	06/08/2018	1	0	1						1		0		0
18/02586/OUT	Proposed Dwelling South East Of The Wyches, Little Worthen, Worthen, Shropshire	18/02/2019	1	0	1						1		0		0
18/02889/FUL	Ashgrove, Purlogue, Clun, Craven Arms, Shropshire, SY7 8LX	17/12/2018	0	0	0						0		0		0
18/02962/FUL	1 Monday Town, Westbury, Shrewsbury, Shropshire, SY5 9HG	31/10/2018	0	0	0						0		0		0

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18/03215/FUL	Penhaligon Stud, Norbury, Bishops Castle, Shropshire, SY9 5DU	09/09/2019	1	0	1						1		0		0
18/03312/OUT	Land To The South East Of Hemford Bromlow, Minsterley, Shropshire	18/12/2018	1	0	1						1		0		0
18/03448/FUL	Proposed Dwelling SW Of Pollardine Farm, Gatten, Pontesbury, Shropshire	02/07/2019	1	0	1						1		0		0
18/03616/FUL	Besford Farm, Wentnor, Bishops Castle, Shropshire, SY9 5EF	08/01/2019	0	0	0						0		0		0
18/04138/OUT	Proposed Residential Development Land NW Of 2 Gravels Bank, Minsterley, Shropshire	20/02/2019	1	0	1						1		0		0
18/04174/REM	Proposed Dwelling At Upper Vessons Farm, Habberley, Shropshire	08/04/2019	1	0	1						1		0		0
18/04394/OUT	Proposed Dwelling South East Of The WychesLittle WorthenShropshire	01/03/2019	1	0	1						1		0		0
18/04411/FUL	Development Site To The West Of Oak Meadow, Bishops Castle, Shropshire	14/02/2019	24	18	6						6		0		0
18/04480/REM	Proposed Residential Development Land At Hemford, Bromlow, Minsterley, Shropshire	20/12/2018	1	0	1						1		0		0
18/04490/FUL	Proposed Rural Building Conversion At Village Farm, Bromlow, Minsterley, Shropshire	25/02/2019	1	0	1						1		0		0
18/04520/FUL	Storage Unit To The South Of Salop Street, Bishops Castle, Shropshire	11/12/2018	1	0	1						1		0		0
18/04633/OUT	Proposed Dwelling North Of Nessmynydd, Priest Weston, Shropshire	14/12/2018	1	0	1						1		0		0
18/04686/FUL	Horderley Farm, Horderley, Craven Arms, Shropshire, SY7 8HP	16/01/2019	1	0	1						1		0		0
18/04767/FUL	The Old Post Office, Gravels, Minsterley, Shrewsbury, Shropshire, SY5 0JD	19/12/2018	0	0	0						0		0		0
18/04825/FUL	Proposed Dwelling East Of Hopton Heath Farm, Hopton Castle, Shropshire	19/12/2018	1	0	1						1		0		0
18/05165/FUL	Fairfield, Castle Street, Clun, Craven Arms, Shropshire, SY7 8JU	19/03/2019	1	0	1						1		0		0
18/05553/FUL	Cranberry Cottage, Shelve, Shrewsbury, Shropshire, SY5 0JF	08/03/2019	3	0	3						3		0		0
18/05558/FUL	Riverlea, Bucknell, Shropshire, SY7 0AQ	25/06/2019	0	0	0						0		0		0
18/05776/OUT	Proposed Dwelling East Of 8 The Lyde, Bromlow, Minsterley, Shropshire	06/03/2019	1	0	1						1		0		0
19/00125/FUL	Proposed Dwelling To The South Of The Sidings, Snailbeach, Shropshire	08/04/2019	1	0	1						1		0		0
19/00421/FUL	Caravan Adjacent Old School House, Shelve, Minsterley, Shropshire, SY5 0JQ	18/03/2019	0	0	0						0		0		0
19/00425/FUL	Proposed Dutch Barn Conversion North Of Oakeley Farm, Bishops Castle, Shropshire	22/03/2019	1	0	1						1		0		0
19/00463/FUL	Proposed Dwelling To The North Of Shelve, Shropshire	04/04/2019	1	0	1						1		0		0
19/00837/OUT	Land Opposite Fairview, Lydbury North, Shropshire	30/07/2019	4	0	4						4		0		0
19/00839/OUT	Proposed Development Land North Of Telephone Exchange, Lydbury North, Shropshire	01/08/2019	5	0	5						5		0		0
19/01441/FUL	Old Brick Guesthouse, 7 Church Street, Bishops Castle, Shropshire, SY9 5AA	02/07/2019	1	0	1						1		0		0
19/01980/OUT	Proposed Dwelling North East Of White House, Binweston Lane, Binweston, Shropshire	30/07/2019	1	0	1						1		0		0
19/02170/FUL	Land West Of The Wintles, Bishops Castle, Shropshire, SY9 5ES	24/10/2019	4	0	4						4		0		0
19/02216/FUL	Proposed Dwelling To The North Of Mayfield, Bucknell, Shropshire	22/08/2019	1	0	1						1		0		0
19/02225/OUT	Proposed Dwelling NE Of Greenfield Cottage 7 The Lyde, Bromlow, Minsterley, Shropshire	15/07/2019	1	0	1						1		0		0
19/02570/REM	Proposed Residential Development East Of White House, Binweston Lane, Binweston, Shropshire	15/07/2019	1	0	1						1		0		0

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19/02571/REM	Proposed Residential Development East Of White House, Binweston Lane, Binweston, Shropshire	30/07/2019	1	0	1						1		0		0
19/02733/FUL	Worthen Hall, Worthen, Shropshire	07/08/2019	1	0	1						1		0		0
19/02828/REM	Proposed Dwelling To The South Of Pennerley, Shropshire	16/08/2019	1	0	1						1		0		0
19/03246/FUL	Barn Conversion North Of Oakeley Farm, Bishops Castle, Shropshire	14/10/2019	2	0	2						2		0		0
19/03903/REM	Proposed Residential Development Adj Bird Farm, Worthen, Shropshire	04/11/2019	2	0	2						2		0		0
19/04100/OUT	Proposed Dwelling To The North Of Rowley, Westbury, Shropshire	15/11/2019	1	0	1						1		0		0
19/04194/OUT	Proposed Dwelling On Land At Rowley, Shropshire	29/11/2019	1	0	1						1		0		0
19/04211/FUL	Proposed Barn Conversion North Of Meadowtown Farm, Meadowtown, Shropshire	19/12/2019	1	0	1						1		0		0
19/04234/FUL	Barn To The North Of Lower Duffryn, Newcastle, Shropshire	14/01/2020	2	0	2						2		0		0
19/04551/FUL	Proposed Residential Dwelling, Minsterley, Shropshire	22/01/2020	1	0	1						1		0		0
19/04680/OUT	Proposed Dwelling, Bromlow, Minsterley, Shropshire	11/02/2020	1	0	1						1		0		0
19/05123/REM	Proposed Residential Development Land NW Of 2 Gravels Bank, Minsterley, Shropshire	07/01/2020	1	0	1						1		0		0
19/05286/OUT	Proposed Dwelling North Of Stone House, Pentirvin, Minsterley, Shropshire	09/03/2020	1	0	1						1		0		0
19/05505/OUT	Proposed Dwelling On Land At Rowley, Shropshire	18/03/2020	1	0	1						1		0		0
20/00124/FUL	Proposed Residential Development Land North Of Little Beckjay, Beckjay, Clungunford, Shropshire	19/03/2020	2	0	2						2		0		0
SS/1/03/14360/F	Hope Farm, Drury Lane, Minsterley, Shrewsbury	29/05/2003	1	0	1						1		0		0
SS/1/03/14838/F	Adj To Four Winds, Llwyn Road, Clun, Craven Arms	07/10/2003	1	0	1						1		0		0
SS/1/07/20009/F	Land Adjacent The Anchor, The Anchor, Newcastle, Craven Arms	06/01/2009	1	0	1						1		0		0
SS/1/08/20641/F	Hope Valley, Shrewsbury	16/02/2009	1	0	1						1		0		0
SS/1/09/21497/F	34 High Street, Bishops Castle	19/03/2009	1	0	1						1		0		0
09/03278/FUL	Barn 1 Churchyard Farm, Neenton, Bridgnorth	08/02/2010	1	0	1						1		0		0
10/01495/FUL	Rhodes Farm, Nordley, Bridgnorth	08/06/2010	1	0	1						1		0		0
10/05398/FUL	Sytch House Farm, Claverley, Wolverhampton	11/04/2012	1	0	1						1		0		0
11/04482/FUL	Upper Hollicott Farm, The Down, Bridgnorth	21/12/2011	1	0	1						1		0		0
11/04484/FUL	Harpwood Farm, Ludlow Road, Harpwood, Bridgnorth	15/03/2013	4	0	4						4		0		0
11/04623/FUL	Upper Hollicott, The Down, Bridgnorth	04/04/2012	1	0	1						1		0		0
12/02797/FUL	Disused Windmill, Hillside, Ditton Priors, Shropshire	16/05/2014	1	0	1						1		0		0
13/03165/FUL	Sydnaill Farm, Middleton Priors, Bridgnorth, WV16 6UN	29/07/2015	1	0	1						1		0		0
14/02771/FUL	Proposed Affordable Dwelling At Hillside, Ditton Priors, Shropshire	01/10/2015	1	0	1						1		0		0
14/03239/FUL	Proposed Dwelling Land Between Severn Brow And Fairfield, Oldbury Grove Lane, Oldbury, Bridgnorth, Shropshire	14/10/2014	1	0	1						1		0		0
14/03771/OUT	Field Cottage, 20 Underhill Street, Bridgnorth, Shropshire, WV16 4BB	24/06/2016	2	0	2						2		0		0
14/03888/FUL	Brookfield, Daddlebrook Road, Alveley, Bridgnorth, Shropshire, WV15 6PT	18/05/2015	2	0	2						2		0		0
15/00304/FUL	Land To The Rear Of Acton Arms Hotel, Morville, Bridgnorth, Shropshire, WV16 4RJ	10/04/2017	6	0	6						6		0		0
15/01747/FUL	Former Filling Station, Quatford, Bridgnorth, Shropshire, WV15 6QJ	15/03/2016	4	0	4						4		0		0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
15/02147/FUL	Home Farm Barns, Brown Clee Road, Middleton Priors, Bridgnorth, Shropshire, WV16 6UR	18/01/2016	1	0	1						1		0		0
15/02270/FUL	Woodbine Cottage, Old Mill Lane, Oldbury, Bridgnorth, WV16 5EQ	07/10/2015	1	0	1						1		0		0
15/02921/REM	Oaklands, Station Road, Ditton Priors, Bridgnorth, WV16 6SU	11/01/2016	4	2	2						2		0		0
15/03757/FUL	Proposed Dwelling To The West Of Bramble Ridge, Bridgnorth, Shropshire	14/06/2016	1	0	1						1		0		0
15/05277/FUL	Proposed Dwelling To The West Of Friars Street, Bridgnorth, Shropshire	16/03/2017	1	0	1						1		0		0
16/00330/FUL	Barn Conversion At Draycott Farm, Draycott, Claverley, Shropshire	03/06/2016	1	0	1						1		0		0
16/00469/REM	Plot Adjacent 10 The Paddock, Claverley, Wolverhampton, Shropshire, WV5 7DW	25/05/2016	1	0	1						1		0		0
16/00971/FUL	Proposed Agricultural Workers Dwelling At Breeze Farm, Hilton, Bridgnorth, Shropshire	09/06/2017	1	0	1						1		0		0
16/01010/FUL	Proposed Dwelling Off Goodwood Avenue, Bridgnorth, Shropshire	22/09/2016	1	0	1						1		0		0
16/01511/REM	Proposed Residential Development To The South Of Church Lane, Bridgnorth, Shropshire	13/06/2016	2	0	2						2		0		0
16/01804/FUL	The Wyches, Chantry Lane, Quatford, Bridgnorth, Shropshire, WV15 6QJ	01/09/2016	0	0	0						0		0		0
16/01978/FUL	Proposed Residential Development At Former Substation, Village Road, Norton, Shifnal, Shropshire	10/01/2019	4	0	4						4		0		0
16/02158/FUL	Proposed Barn Conversion At Dairy Farm, Cross Lane Head, Bridgnorth, Shropshire	07/11/2016	1	0	1						1		0		0
16/04806/FUL	Weston House, Weston, Much Wenlock, Shropshire, TF13 6QT	12/12/2016	1	0	1						1		0		0
16/05142/OUT	Dudmaston Stud, Tuckhill, Six Ashes, Bridgnorth, Shropshire, WV15 6EW	29/10/2018	1	0	1						1		0		0
16/05256/FUL	Proposed Dwelling South Of 1 Uplands Drive, Bridgnorth, Shropshire	20/03/2017	1	0	1						1		0		0
16/05303/FUL	Former Agricultural Barn At Allscott Farm, Allscott, Bridgnorth, Shropshire	10/04/2017	1	0	1						1		0		0
16/05668/FUL	Proposed Affordable Dwelling North Of Thornton Farm, Ludlow Road, Bridgnorth, Shropshire	30/08/2017	1	0	1						1		0		0
17/00012/FUL	The Old House, Hilton, Bridgnorth, Shropshire, WV15 5PJ	12/07/2017	1	0	1						1		0		0
17/00015/OUT	Proposed Residential Development Land North Of 9 Oldbury Wells, Bridgnorth, Shropshire	10/10/2017	2	0	2						2		0		0
17/00210/FUL	Proposed Residential Development Land South Of Salop Street, Bridgnorth, Shropshire	09/02/2018	3	0	3						3		0		0
17/00273/FUL	Proposed Development Land To The East Of Old Mill Lane, Oldbury, Bridgnorth, Shropshire	28/06/2018	1	0	1						1		0		0
17/00275/FUL	Proposed Development Land To The East Of Old Mill Lane, Oldbury, Bridgnorth, Shropshire	28/06/2018	1	0	1						1		0		0
17/00285/FUL	Proposed Dwelling North Of Little Acre, Station Road, Ditton Priors, Shropshire	12/05/2017	1	0	1						1		0		0
17/00870/FUL	46 - 47 Whitburn Street, Bridgnorth, Shropshire, WV16 4QT	31/08/2017	1	0	1						1		0		0
17/01619/FUL	Proposed Dwelling, Brook House, Heathton, Claverley, Shropshire, WV5 7AU	29/09/2017	1	0	1						1		0		0
17/01670/FUL	Meadowvale Nursing Home, Monkhopton, Bridgnorth, Shropshire, WV16 6SA	19/07/2017	1	0	1						1		0		0
17/02184/OUT	Proposed Dwelling, Adj 32 Ludlow Road, Ludlow Road, Bridgnorth, Shropshire	04/07/2017	1	0	1						1		0		0
17/02672/FUL	42 River Side, Bridgnorth, Shropshire, WV16 4BH	12/02/2018	1	0	1						1		0		0
17/02756/FUL	Proposed Affordable Dwelling NW Of High House Farm, Fenn Green, Alveley, Shropshire	18/09/2018	1	0	1						1		0		0

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17/02852/FUL	Proposed Affordable Dwelling At Woundale, Bridgnorth, Shropshire	09/10/2018	1	0	1						1		0		0
17/03443/FUL	Quatford Nurseries, Chantry Lane, Quatford, Bridgnorth, Shropshire, WV15 6QJ	07/11/2017	2	0	2						2		0		0
17/03877/FUL	Monkhall, Monkhopton, Bridgnorth, Shropshire, WV16 6XF	01/03/2018	4	0	4						4		0		0
17/03879/FUL	The Kings Arms Inn, Bull Ring, Claverley, WV5 7DT	25/10/2017	2	0	2						2		0		0
17/04041/FUL	Proposed Barn Conversion At Coates Farm, Middleton Scriven, Bridgnorth, Shropshire	13/02/2018	1	0	1						1		0		0
17/05903/FUL	Proposed Dwelling West Of 10 Love Lane, Bridgnorth, Shropshire	01/03/2018	1	0	1						1		0		0
17/06146/FUL	Gatacre Hall, Gatacre, Claverley, WV5 7AW	03/04/2018	7	0	7						7		0		0
17/06172/FUL	Proposed Dwelling South Of 30 Ludlow Heights, Bridgnorth, Shropshire	01/03/2018	1	0	1						1		0		0
18/00143/FUL	9, 10, 11 Lower Forge Cottages, Eardington, Bridgnorth, Shropshire, WV16 5LQ	13/03/2018	-1	0	-1						-1		0		0
18/00195/FUL	Old Bakery, Bank Street, Bridgnorth, Shropshire, WV16 4BP	02/03/2018	1	0	1						1		0		0
18/00196/FUL	Proposed Residential Development, Land North Of 8 Salop Street, Bridgnorth, Shropshire	04/10/2018	2	0	2						2		0		0
18/00288/FUL	Birchley Farm, Pattingham, Wolverhampton, Shropshire, WV6 7DZ	20/04/2018	5	0	5						5		0		0
18/00416/COU	8 Bernards Hill, Bridgnorth, Shropshire, WV15 5AX	28/03/2018	0	0	0						0		0		0
18/00460/FUL	Barns Adjacent Allum Bridge, Alveley, Shropshire	09/03/2018	1	0	1						1		0		0
18/00491/FUL	23 St Marys Street, Bridgnorth, Shropshire, WV16 4DW	17/04/2018	1	0	1						1		0		0
18/00945/FUL	Proposed Exception Site Dwelling NE Of The Barn, Underton, Bridgnorth, Shropshire	30/04/2019	1	0	1						1		0		0
18/01358/FUL	Proposed Residential Development, Former Central Garage, Kidderminster Road, Alveley, Shropshire, WV15 6LL	21/03/2019	24	0	24						24		0		0
18/01702/FUL	Red Hill Poultry Farm, Spoonley Gate, Pattingham, Wolverhampton, WV6 7ED	12/06/2018	4	0	4						4		0		0
18/01768/REM	Field Cottage, 20 Underhill Street, Bridgnorth, Shropshire, WV16 4BB	19/06/2018	2	0	2						2		0		0
18/01880/FUL	Hillside, 61 Linley Brook, Linley, Broseley, Shropshire, WV16 4SZ	25/07/2019	0	0	0						0		0		0
18/02281/FUL	Land At Innage Lane, Bridgnorth, Shropshire, WV16 4HJ	12/07/2019	50	0	50		14	36			50		0		0
18/02518/FUL	Strathallan, 11 Westgate Drive, Bridgnorth, Shropshire, WV16 4QF	01/08/2018	0	0	0						0		0		0
18/03091/FUL	The Old Post Office, Chetton, Bridgnorth, Shropshire, WV16 6UF	08/05/2019	0	0	0						0		0		0
18/03216/FUL	Redundant Stables At Monkhopton Estate, Monkhopton, Bridgnorth, Shropshire	30/11/2018	3	0	3						3		0		0
18/03830/REM	Residential Development Land To The South Of Station Road, Ditton Priors, Shropshire	19/12/2018	16	0	16						16		0		0
18/03850/FUL	Outbuildings At Manor Farm, Aston Botterell, Bridgnorth, Shropshire, WV16 6QX	12/12/2019	4	0	4						4		0		0
18/03970/FUL	Proposed Affordable Dwelling At Fenn Green, Alveley, Shropshire	07/02/2019	1	0	1						1		0		0
18/04128/FUL	16 - 20 High Street, Bridgnorth, Shropshire, WV16 4DB	30/10/2018	1	0	1						1		0		0
18/04532/FUL	Cape Of Good Hope, Billingsley, Bridgnorth, Shropshire, WV16 6PG	30/07/2019	5	0	5						5		0		0
18/05149/FUL	Proposed Residential Development Land East Of Bull Ring, Claverley, Shropshire	29/10/2019	6	0	6						6		0		0
18/05511/REM	Manor Farm, Monkhopton, Bridgnorth, WV16 6SB	18/03/2019	9	0	9						9		0		0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
18/05861/FUL	Sweyney Cliff House, Coalport, Telford, Shropshire, TF8 7JD	29/03/2019	0	0	0						0		0		0
19/00450/FUL	Skimblescott Barn, Skimblescott Farm, Weston, Much Wenlock, Bridgnorth, Shropshire, TF13 6QS	20/12/2019	1	0	1						1		0		0
19/00625/FUL	Hillside, Worfield, Bridgnorth, Shropshire, WV15 5LW	28/08/2019	1	0	1						1		0		0
19/00948/FUL	Proposed Development Land NE Of Orchard View Cottage, Stocking Lane, Nordley, Bridgnorth, Shropshire	03/12/2019	1	0	1						1		0		0
19/01015/FUL	Moor Cottage, Knowle Sands, Bridgnorth, Shropshire, WV16 5JL	05/12/2019	0	0	0						0		0		0
19/01059/FUL	Folley Inn, Stableford, Worfield, Bridgnorth, Shropshire, WV15 5LR	09/07/2019	3	0	3						3		0		0
19/01740/FUL	The Walls, Chesterton, Bridgnorth, Shropshire, WV15 5NX	03/07/2019	0	0	0						0		0		0
19/02072/FUL	Proposed Dwelling North Of 13, Cann Hall Drive, Bridgnorth, Shropshire	10/07/2019	1	0	1						1		0		0
19/02186/FUL	11 - 12 Cartway, Bridgnorth, Shropshire, WV16 4BW	10/09/2019	1	0	1						1		0		0
19/02616/FUL	Batfield Farm, Six Ashes, Bridgnorth, Shropshire, WV15 6ER	06/03/2020	1	0	1						1		0		0
19/02776/REM	Davro Iron & Steel Co Ltd, Ridgewell Works, Stourbridge Road, Wootton, Bridgnorth, WV15 6ED	13/11/2019	16	0	16						16		0		0
19/03109/FUL	Palmers Hospital, 3 St Leonards Close, Bridgnorth, Shropshire, WV16 4EJ	05/09/2019	1	0	1						1		0		0
19/03211/FUL	Proposed Residential Development Rear Of 2 Kidderminster Road, Bridgnorth, Shropshire	04/09/2019	1	0	1						1		0		0
19/03370/FUL	Proposed Barn Conversions East Of Shropshire Farm, Fenn Green, Alveley, Shropshire	30/10/2019	2	0	2						2		0		0
19/03401/FUL	Barn To The East Of Duken Lane, Wootton, Six Ashes, Shropshire	04/03/2020	1	0	1						1		0		0
19/03432/FUL	The National Trust, Big Mose Basecamp, Quatford, Bridgnorth, Shropshire, WV15 6QR	11/10/2019	2	0	2						2		0		0
19/03450/FUL	Little Mose Farm, Quatford, Bridgnorth, Shropshire, WV15 6QR	30/10/2019	1	0	1						1		0		0
19/03771/FUL	Trinity Cottage, Bradeney House Care Home, Worfield, Bridgnorth, WV15 5NT	14/11/2019	8	0	8						8		0		0
19/03781/FUL	The Hadleys, Alveley, Shropshire	25/10/2019	4	0	4						4		0		0
19/04138/FUL	7 Oldbury Wells, Bridgnorth, Shropshire	17/10/2019	0	0	0						0		0		0
19/04314/FUL	Proposed Barn Conversion At Park Farm, Quatt, Bridgnorth, Shropshire	16/12/2019	1	0	1						1		0		0
19/04489/FUL	Gatacre Hall, Gatacre, Claverley, Shropshire, WV5 7AW	11/12/2019	9	6	3						3		0		0
19/04585/FUL	Bearwood Lodge Hotel, 10 Kidderminster Road, Bridgnorth, Shropshire, WV15 6BW	03/12/2019	1	0	1						1		0		0
19/04650/FUL	Seven Acres, Ludlow Road, Bridgnorth, WV16 5NQ	09/01/2020	0	0	0						0		0		0
19/04784/FUL	30/30A Salop Street, Bridgnorth, Shropshire, WV16 5BH	04/02/2020	4	0	4						4		0		0
19/04835/FUL	Proposed Conversion Of Outbuilding At Bromley House Bromley, Bridgnorth, Shropshire	27/01/2020	1	0	1						1		0		0
19/05004/FUL	Pale Meadow Cottage, 1 Severn Street, Bridgnorth, Shropshire, WV15 6BB	08/01/2020	1	0	1						1		0		0
19/05485/FUL	Brackendale, Duken Lane, Wootton, Six Ashes, WV15 6EA	13/03/2020	0	0	0						0		0		0
20/00467/FUL	20 Railway Street, Bridgnorth, WV16 4AT	20/03/2020	1	0	1						1		0		0
BR/96/0629	Hook Farm, Bridgnorth	01/01/1997	4	1	3						3		0		0
BR/APP/FUL/06/0247	Adj The Hollies, Griffiths Green, Claverley, Wolverhampton	22/06/2006	1	0	1						1		0		0
BR/APP/FUL/07/0493	Adj To Stable Cottage, Cliff Road, Bridgnorth	26/07/2007	1	0	1						1		0		0
BR/APP/FUL/08/0637	Great Oxenbold Farm, Brockton, Much Wenlock	08/06/2009	3	0	3						3		0		0

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BR/APP/RES/02/0115	Post Office Lane, Burwarton, Bridgnorth	28/03/2002	5	0	5						5		0		0
14/02614/FUL	Benthall Grange, Benthall Lane, Benthall, Broseley, TF12 5RR	22/10/2015	3	0	3						3		0		0
14/04019/OUT	Proposed Development Land To The East Of Avenue Road, Broseley, Shropshire	31/08/2016	12	0	12						12		0		0
14/04219/FUL	Land Adj 29 Sycamore Road, Broseley, Shropshire	23/10/2015	1	0	1						1		0		0
14/04740/FUL	Development Land Off Calcutts Road, Jackfield, Shropshire	15/12/2017	9	0	9						9		0		0
14/05409/FUL	Proposed Development Land At Hockley Bank, Park View, Broseley, Shropshire	27/06/2016	1	0	1						1		0		0
16/00472/FUL	Land Off Fox Lane, Broseley, Shropshire	25/05/2016	1	0	1						1		0		0
16/01406/FUL	Former Pumping Station, Speed's Lane, Broseley, Shropshire	31/08/2017	1	0	1						1		0		0
16/02036/FUL	Proposed Residential Development Land Adjacent, The Woodlands, Jackfield, Shropshire	24/02/2017	2	0	2						2		0		0
16/05208/FUL	Posenhall Reservoir, Posenhall, Broseley, Shropshire	20/06/2017	1	0	1						1		0		0
17/01239/FUL	Site at 29 Sycamore Road, Broseley, Shropshire	25/08/2017	1	0	1						1		0		0
17/01834/FUL	Gestiana, Woodlands Road, Broseley, Shropshire, TF12 5PU	23/05/2018	4	0	4						4		0		0
17/04603/OUT	Proposed Dwelling Adj. The Lindens, Duke Street, Broseley, Shropshire, TF12 5LS	13/09/2019	1	0	1						1		0		0
18/01461/FUL	Proposed Dwelling West Of 17, Delph Side, Broseley, Shropshire	30/10/2018	2	0	2						2		0		0
18/01858/FUL	8-9 King Street, Broseley, Shropshire, TF12 5PN	13/09/2018	1	0	1						1		0		0
18/02531/FUL	83-84 High Street, Broseley, Shropshire, TF12 5ET	07/08/2018	2	0	2						2		0		0
18/03001/FUL	Proposed Affordable Dwelling North Of Balls Lane, Broseley, Shropshire	04/03/2020	1	0	1						1		0		0
18/03034/REM	Land Off Park View, Broseley, Shropshire	15/11/2019	6	0	6						6		0		0
18/03235/REM	Rosewood Pet Products Ltd, 45 Coalport Road, Broseley, Shropshire, TF12 5AN	02/10/2019	20	0	20						20		0		0
18/04595/FUL	27 Cherrybrook Drive, Broseley, Shropshire, TF12 5SQ	21/12/2018	1	0	1						1		0		0
19/00706/FUL	The Old Store, The Instones Building, Bridgnorth Road, Broseley, Shropshire, TF12 5EL	28/05/2019	2	0	2						2		0		0
19/03617/FUL	Proposed Dwelling Adjacent Minerva, Bridgnorth Road, Broseley, Shropshire	28/01/2020	1	0	1						1		0		0
19/03726/FUL	37 High Street, Broseley, Shropshire, TF12 5EZ	05/11/2019	1	0	1						1		0		0
19/04206/FUL	26-27 High Street, Broseley, Shropshire, TF12 5EZ	29/11/2019	2	0	2						2		0		0
10/00652/FUL	Coppice House, Longnor, Shrewsbury	03/11/2010	1	0	1						1		0		0
10/03321/FUL	Upper Farm, Marshbrook, Church Stretton	21/12/2010	1	0	1						1		0		0
10/03469/FUL	Frodesley Lane Farm, Acton Burnell, Shrewsbury	05/01/2011	1	0	1						1		0		0
10/05562/FUL	Woolstaston Hall, Woolstaston, Shrewsbury	07/04/2011	3	0	3						3		0		0
11/00413/FUL	Top Farm, Leebotwood, Church Stretton	08/04/2011	1	0	1						1		0		0
12/01801/REM	Adj To Greystones, Longnor, Shrewsbury	23/10/2012	3	0	3						3		0		0
12/03394/REM	Brambles, Clive Avenue, Church Stretton	29/10/2012	3	0	3						3		0		0
13/03336/FUL	1 & 2 Gutter Farm, Hope Bowdler, Church Stretton, Shropshire, SY6 7JA	04/10/2013	-1	0	-1						-1		0		0
13/03514/FUL	23 High Street, Church Stretton, Shropshire, SY6 6BX	14/06/2016	3	1	2						2		0		0
14/00583/FUL	Boystone Farm, Darby Lane, Wall Under Heywood, Shropshire, SY6 7DT	14/10/2014	1	0	1						1		0		0
14/00724/FUL	Barn At Shootrough Farm, Cardington, Church Stretton, Shropshire	12/05/2015	1	0	1						1		0		0
14/02572/FUL	Proposed Exception Site Dwelling, Batchcote, Church Stretton, Shropshire	20/11/2015	1	0	1						1		0		0
14/04973/FUL	Proposed Residential Development West Of Cwm Gweld, Wall Under Heywood, Shropshire	08/09/2015	3	0	3						3		0		0



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14/05004/FUL	Proposed Affordable Dwelling South East Of Pitchford, Shropshire	08/06/2017	1	0	1						1		0		0
15/02274/FUL	The Lynches, Smethcott, Church Stretton, Shropshire	01/08/2016	1	0	1						1		0		0
15/03512/FUL	Oak Tree View, Church Preen, Church Stretton, Shrewsbury, Shropshire, SY6 7LH	07/10/2016	1	0	1						1		0		0
15/04383/FUL	Proposed Dwelling South Of Cargan, All Stretton, Shropshire	13/09/2016	1	0	1						1		0		0
15/05334/REM	Proposed Residential Development Land At Hemford, Bromlow, Minsterley, Shropshire	29/04/2016	2	1	1						1		0		0
16/01773/FUL	Proposed Affordable Dwelling North Of Rose Cottage, Longville In The Dale, Shropshire	23/12/2016	1	0	1						1		0		0
16/02491/REM	The Leasowes, Sandford Avenue, Church Stretton, Shropshire, SY6 7AE	17/01/2018	43	0	43						43		0		0
16/02690/FUL	34-36 Sandford Avenue, Church Stretton, SY6 6BH	30/09/2016	1	0	1						1		0		0
16/03562/FUL	Former Cowshed, South Of Hamperley Farm, Hamperley, Shropshire	07/11/2016	1	0	1						1		0		0
16/05320/FUL	Land Adjacent The Spinney, Plaish, Church Stretton, Shropshire	28/02/2018	1	0	1						1		0		0
16/05366/FUL	Hall Farm, Picklescott, Shrewsbury, Church Stretton, Shropshire, SY6 6NR	11/04/2018	3	0	3						3		0		0
17/00382/FUL	The Flat, 20 Sandford Avenue, Church Stretton, Shropshire, SY6 6BW	21/03/2017	1	0	1						1		0		0
17/00798/FUL	Proposed Residential Development At Hill Cottage, Clive Avenue, Church Stretton, SY6 7BL	02/06/2017	2	0	2						2		0		0
17/01533/FUL	Proposed Affordable Dwelling East Of Oakfield Farm, Leebootwood, Church Stretton, Shropshire	21/03/2018	1	0	1						1		0		0
17/01564/REM	Longlea Farm, Longville In The Dale, Much Wenlock, Shropshire, TF13 6DS	27/06/2017	2	1	1						1		0		0
17/02022/REM	Proposed Agricultural Workers Dwelling At Harton Farm, Harton, Shropshire	26/09/2017	1	0	1						1		0		0
17/03185/FUL	Ashlet House, 52 High Street, Church Stretton, Shropshire, SY6 6BX	19/09/2017	1	0	1						1		0		0
17/03304/FUL	Broadmeadow Holistic Centre, The Broad Meadow, Leebootwood, Church Stretton, Shropshire, SY6 6NQ	18/10/2017	1	0	1						1		0		0
17/03840/FUL	Holmwood, Clive Avenue, Church Stretton, Shropshire, SY6 7BL	28/01/2019	2	0	2						2		0		0
17/04907/FUL	Land Adj Heath House, Leebootwood, Church Stretton, Shropshire, SY6 7JP	14/06/2018	1	0	1						1		0		0
17/05225/FUL	Affordable Dwelling Opposite Yules Bank, Soudley, Shropshire	20/08/2018	1	0	1						1		0		0
18/00277/FUL	Land At 100 Acres, Smethcott, Church Stretton, Shropshire	02/08/2018	1	0	1						1		0		0
18/01092/FUL	Proposed Barn Conversion West Of Ludlow Road, Little Stretton, Shropshire	17/04/2018	1	0	1						1		0		0
18/01563/OUT	Proposed Dwelling Adjacent The Levons, Hazler Road, Church Stretton, Shropshire	11/06/2018	1	0	1						1		0		0
18/02012/FUL	Proposed Barn Conversion At Church Farm, Rushbury, Shropshire, SY6 7EB	02/10/2018	1	0	1						1		0		0
18/02185/FUL	Workshop Adjacent Crown House, Ludlow Road, Little Stretton, SY6 6RF	31/07/2018	1	0	1						1		0		0
18/02340/FUL	Proposed Barn Conversion NW Of Church Farm, Rushbury, Shropshire	19/09/2018	1	0	1						1		0		0
18/03631/FUL	Garages Off Yeld Bank, Church Stretton, Shropshire	28/11/2018	1	0	1						1		0		0
18/03661/FUL	Proposed Barn Conversion NE Of Chatwall Lawn, Chatwall, Church Stretton, Shropshire	23/11/2018	1	0	1						1		0		0
18/03865/REM	Land NW Of Yew Tree Inn, All Stretton, Shropshire	26/10/2018	4	0	4						4		0		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		0

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18/05409/REM	Swan House, Frodesley, Dorrington, Shropshire, SY5 7HA	06/03/2019	0	0	0						0		0		0
18/05428/FUL	Fell End, The Row, All Stretton, SY6 6JX	15/01/2019	0	0	0						0		0		0
18/05492/FUL	The Patch, 39A Shropshire Road, Church Stretton, Shropshire, SY6 6JD	12/03/2019	1	0	1						1		0		0
19/00577/OUT	Land At North House, 31 Ludlow Road, Church Stretton, Shropshire	10/04/2019	1	0	1						1		0		0
19/00932/FUL	Proposed Residential Development Land To The East Of Easthope Road, Church Stretton, Shropshire	23/09/2019	5	0	5						5		0		0
19/01230/FUL	Residential Development At Yew Tree Inn, All Stretton, Shropshire	04/10/2019	2	0	2						2		0		0
19/01698/FUL	Proposed Residential Conversion, The Stables, Dudgeley House, All Stretton, Church Stretton, Shropshire, SY6 6LB	29/08/2019	1	0	1						1		0		0
19/03501/FUL	Stable Block North East Of Harton Manor, Harton, Shropshire	24/09/2019	1	0	1						1		0		0
19/04140/FUL	Proposed Barn Conversion SE Of Acton Pigott Farm, Acton Pigott, Shropshire, Shropshire	07/01/2020	6	0	6						6		0		0
19/04805/FUL	Parkgate Cottages, Picklescott, Shropshire, Shropshire, SY5 8DH	10/02/2020	1	0	1						1		0		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		0
20/00312/REM	Land South Of Chiddingstone, Hazler Road, Church Stretton, Shropshire	03/03/2020	1	0	1						1		0		0
SA/08/0611/F	Home Farm, Acton Burnell, Shropshire	07/02/2011	9	0	9						9		0		0
SA/08/0678/F	Oaklands Farm, Condover, Shropshire	23/07/2008	2	0	2						2		0		0
SA/08/1295/F	Court House Farm, Gretton, Church Stretton	11/12/2008	3	0	3						3		0		0
SA/09/0086/F	Top Farm, Leebotwood, Shropshire	24/03/2009	2	1	1						1		0		0
SS/1/07/19587/F	Land At Hall Farm, Longville In The Dale, Much Wenlock	18/07/2007	1	0	1						1		0		0
11/03985/FUL	Land Adjacent The Blacksmiths, Chorley, Bridgnorth, Shropshire	31/10/2013	2	0	2						2		0		0
12/00836/FUL	Land At Rose Hill, Cleobury Mortimer, Shropshire, DY14 8JP	19/02/2015	1	0	1						1		0		0
13/03426/FUL	The Down Farm, Farlow, Kidderminster, Shropshire, DY14 8TE	10/08/2016	1	0	1						1		0		0
13/05064/FUL	Development Land West Of Water Works, Hopton Wafers, Shropshire	25/02/2015	1	0	1						1		0		0
14/01008/FUL	Residential Development Land Adjacent Sunnyways, Cleobury Mortimer, Shropshire	04/06/2015	3	2	1						1		0		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		0
15/02133/FUL	Land At Gibbons Well, Button Bridge Lane, Buttonbridge, Kinlet, Shropshire	07/04/2017	1	0	1						1		0		0
15/03370/FUL	Land Adjoining Rugpits, Cottages Clee Hill Road, Burford, Shropshire, WR15 8HL	03/10/2016	1	0	1						1		0		0
15/04831/FUL	Proposed Affordable Dwelling At Sodom Farm, Sherbourne, Nash, Shropshire	01/02/2017	1	0	1						1		0		0
16/04963/FUL	Proposed Exception Site Dwelling East Of Forgend, Coreley, Shropshire, SY8 3AS	29/11/2017	1	0	1						1		0		0
16/05623/FUL	Proposed Dwelling West Of The Crabmill, Buttonoak, Kinlet, Shropshire	17/05/2017	1	0	1						1		0		0
17/00188/FUL	8 Crumps Brook, Hopton Wafers, Kidderminster, Shropshire, DY14 0EP	25/05/2017	1	0	1						1		0		0
17/00613/FUL	Fastings Farm, Button Bridge Lane, Buttonbridge, Kinlet, Bewdley, Shropshire, DY12 3DZ	30/03/2017	1	0	1						1		0		0
17/01309/FUL	Proposed Dwelling, Rear Of 24 High Street, Eagle Lane, Cleobury Mortimer, Shropshire	08/09/2017	1	0	1						1		0		0
17/01314/FUL	Land Adjacent No. 4, Fryers Close, Cleobury Mortimer, Shropshire	17/08/2017	2	1	1						1		0		0

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17/02047/OUT	Proposed Dwelling South East Of Penny Black, Barkers Lane, Cleobury Mortimer, Shropshire	10/07/2017	1	0	1						1		0		0
17/03058/REM	Development Land South Of Tenbury Road, Cleobury Mortimer, Shropshire	29/03/2018	22	0	22						22		0		0
17/03434/FUL	Proposed Dwelling To The East Of Bagginswood, Stottesdon, Shropshire	29/11/2017	1	0	1						1		0		0
17/04277/REM	Proposed Agricultural Workers Dwelling At Upper Bransley Farm, Bransley, Shropshire	28/11/2017	1	0	1						1		0		0
17/04799/FUL	High Chaparral, Doddington, Hopton Wafers, Kidderminster, Shropshire, DY14 0NU	05/01/2018	0	0	0						0		0		0
17/04874/FUL	Electra House, 18 High Street, Cleobury Mortimer, DY14 8DG	15/03/2018	1	0	1						1		0		0
17/05031/FUL	Mawley Oak Garage, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8PR	10/01/2018	1	0	1						1		0		0
17/05796/FUL	Proposed Residential Development Land To The North Of Station Road, Stottesdon, Shropshire	08/11/2018	2	0	2						2		0		0
17/06014/REM	Development Land South Of Little Stocks Close, Kinlet, Shropshire	17/05/2018	15	0	15						15		0		0
17/06090/FUL	Farm Office, Withypool Farm, Hollywaste, Shropshire, DY14 0DB	27/07/2018	1	0	1						1		0		0
17/06164/FUL	Proposed Dwelling To The East Of Oretton Cottage, Oretton, Cleobury Mortimer, Shropshire	22/03/2018	1	0	1						1		0		0
18/00318/FUL	Conversion Of Barn To Residential Use, Chorley, Bridgnorth, Shropshire	21/03/2018	2	0	2						2		0		0
18/01800/FUL	Land East Of The Woodlands Farm, Cleeton Lane, Cleeton St Mary, Shropshire, DY14 0QU	17/12/2018	1	0	1						1		0		0
18/02803/FUL	2 Church Street, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8BS	07/11/2018	2	0	2						2		0		0
18/03718/FUL	Land Adjacent The Dingle, Hopton Wafers, Shropshire	05/09/2019	2	0	2						2		0		0
18/03934/OUT	Proposed Dwelling, Land Off Earls Ditton Lane, Doddington, Shropshire	01/11/2018	1	0	1						1		0		0
18/05299/FUL	Proposed Barn Conversion West Of Malt House Farm, Wheathill, Shropshire	24/01/2019	1	0	1						1		0		0
18/05677/FUL	Proposed Housing Development Adj Meadowside Paddock, Hill Houses, Farlow, Kidderminster, Shropshire	20/03/2019	1	0	1						1		0		0
18/05739/FUL	Proposed Dwellings East Of Doddington, Shropshire	14/08/2019	2	0	2						2		0		0
18/05808/FUL	Development Land West Of Water Works, Hopton Wafers, Shropshire	07/05/2019	1	0	1						1		0		0
18/05835/FUL	Proposed Barn Conversions At Earls Ditton Farm, Earls Ditton, Shropshire	22/02/2019	5	0	5						5		0		0
19/00119/FUL	Woodside Fishery, Milson, Kidderminster, Shropshire, DY14 0BU	14/02/2020	1	0	1						1		0		0
19/00282/FUL	Stanley Farm, Chorley, Bridgnorth, Shropshire, WV16 6PS	22/08/2019	4	0	4						4		0		0
19/00457/FUL	Conversion Of Barn To Residential Use, Chorley, Bridgnorth, Shropshire	24/04/2019	2	0	2						2		0		0
19/01070/FUL	Outbuilding South West Of Sweveney, Sturt Lane, Kinlet, Shropshire	25/06/2019	1	0	1						1		0		0
19/01307/FUL	Residential Development Land Adjacent 7 Buttonbridge, Kinlet, Shropshire	26/09/2019	2	0	2						2		0		0
19/01374/OUT	Proposed Dwelling Adj. 12 Doddington, Ludlow, Shropshire, DY14 0NL	01/08/2019	1	0	1						1		0		0
19/02088/FUL	Saddlers Barn Farm, Redthorne Hill, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8QL	30/08/2019	0	0	0						0		0		0
19/02246/FUL	Proposed Residential Development Land To The East Of Mortimer Gardens, Cleobury Mortimer, Shropshire	11/10/2019	5	0	5						5		0		0
19/02290/OUT	Proposed Dwelling To The East Of The Green Farm, Wheathill, Shropshire	02/08/2019	1	0	1						1		0		0

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19/02293/OUT	Proposed Dwelling South West Of Malthouse Farm, Wheathill, Shropshire	05/08/2019	1	0	1						1		0		0
19/02824/FUL	2 - 3 Talbot Square, Cleobury Mortimer, Shropshire, DY14 8BQ	22/08/2019	2	0	2						2		0		0
19/02902/FUL	The Green Holiday Barns, The Green Farm, Wheathill, Bridgnorth, Shropshire, WV16 6QT	16/09/2019	3	0	3						3		0		0
19/02904/FUL	Hawksmoor, Hopton Wafers, Kidderminster, Shropshire, DY14 0NA	03/10/2019	1	0	1						1		0		0
19/03016/FUL	Proposed Residential Development Land To The East Of Buttonoak, Kinlet, Shropshire	10/10/2019	1	0	1						1		0		0
19/03116/FUL	Stable Block At The Rookery, Cleobury Mortimer, Shropshire	02/10/2019	2	0	2						2		0		0
19/03117/FUL	The Rookery Farm, Redthorne Hill, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8QP	12/11/2019	1	0	1						1		0		0
19/03386/FUL	Proposed Barn Conversion At Tetstill Farm, Neen Sollars, Shropshire	28/10/2019	1	0	1						1		0		0
19/03769/FUL	Upper House Farm, Silvington, Cleobury Mortimer, Kidderminster, Shropshire, DY14 0RP	17/02/2020	2	0	2						2		0		0
19/03801/OUT	Proposed Dwelling North East Of Springfield, Wheathill, Shropshire	15/11/2019	1	0	1						1		0		0
19/03832/FUL	Proposed Barn Conversion To The North Of Button Bridge Lane, Buttonbridge, Kinlet, Shropshire	23/12/2019	1	0	1						1		0		0
BR/APP/FUL/01/0210	Coombe Farm, Bagginswood, Stottesdon, Kidderminster	10/05/2001	3	2	1						1		0		0
11/03349/FUL	Upper House Farm, Abdon, Craven Arms	14/12/2011	3	0	3						3		0		0
12/03881/FUL	Land At Hillend Farm, Westhope, Craven Arms, Shropshire	23/01/2014	1	0	1						1		0		0
12/04878/FUL	Harry Tuffins Supermarket, Shrewsbury Road, Craven Arms	31/01/2013	13	0	13						13		0		0
13/03415/FUL	Evans And Stubbs Building, Dale Street, Craven Arms, Shropshire, SY7 9NY	03/08/2015	7	0	7						7		0		0
15/03181/FUL	Proposed Affordable Dwelling, SSW Of Morwood Farm, Lower Dinchope, Shropshire	17/10/2016	1	0	1						1		0		0
15/03350/FUL	Wormsley Barn, Hopton Cangeford, Shropshire	21/12/2015	1	0	1						1		0		0
15/05096/FUL	Farm Buildings South East Of Manor House Farm, Abdon, Shropshire	08/12/2016	1	0	1						1		0		0
15/05222/FUL	Wyndale, Aston-On-Clun, Craven Arms, SY7 8ET	12/04/2016	0	0	0						0		0		0
15/05469/REM	Proposed Dwelling South Of The Larches, Berryhill, Craven Arms, Shropshire	04/04/2016	1	0	1						1		0		0
16/00142/FUL	Proposed Dwelling Adjacent Rose Cottages, Clun Road, Aston On Clun, Shropshire	07/11/2016	1	0	1						1		0		0
16/00804/FUL	Keepers Cottage, 154 Stokesay, Craven Arms, Shropshire, SY7 9AN	15/08/2017	1	0	1						1		0		0
16/01169/REM	Temperance Hall Hotel, 19 Shrewsbury Road, Craven Arms, Shropshire, SY7 9PY	13/12/2016	27	0	27						27		0		0
16/01481/FUL	Proposed Affordable Dwelling NE Of Meadow Cottage, Cwm Head, Church Stretton, Shropshire	20/03/2017	1	0	1						1		0		0
16/01679/FUL	Barn At Crowsmoor Farm, Craven Arms Road, Aston On Clun, Shropshire	01/11/2016	2	0	2						2		0		0
16/02131/REM	Land Adj St Milburga Chapel, Stoke Bank, Stoke St Milborough, Shropshire, SY8 2EJ	14/07/2016	1	0	1						1		0		0
16/02552/FUL	Culmington Farm, Culmington, Ludlow, Shropshire, SY8 2DB	06/03/2020	6	0	6						6		0		0
16/02556/FUL	Culmington Farm, Culmington, Ludlow, Shropshire, SY8 2DB	29/01/2018	3	0	3						3		0		0
16/02559/FUL	Proposed Dwelling SW Of Culmington Farm, Culmington, Shropshire	21/09/2017	1	0	1						1		0		0
16/02751/OUT	Proposed Dwelling Adj Sun Inn, Corfton, Shropshire	09/08/2016	1	0	1						1		0		0
16/03287/OUT	Land At 1 Camp View, Craven Arms, Shropshire, SY7 9QN	19/09/2016	1	0	1						1		0		0

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16/03628/FUL	Former Poultry Unit Site Corfton, Shropshire, SY7 9LD	04/07/2017	7	0	7						7		0		0
16/04173/REM	Proposed Dwelling East Of The Sun Inn, Corfton, Shropshire	23/11/2016	1	0	1						1		0		0
16/04592/FUL	Barn Known As Clee View Barn, Munslow, Shropshire	21/03/2017	1	0	1						1		0		0
16/04956/FUL	3 And 4 Bouldon Farm Cottages, Bouldon, Craven Arms, Shropshire, SY7 9DP	15/12/2016	-1	0	-1						-1		0		0
17/00321/FUL	White Bryony, Wistanstow, Craven Arms, Shropshire, SY7 8DQ	23/06/2017	0	0	0						0		0		0
17/00782/FUL	Proposed Residential Development West Of Broome Farm Barns, Broome, Aston On Clun, Shropshire	31/08/2017	4	0	4						4		0		0
17/01557/FUL	Upper Carwood Farm, Cheney Longville, Craven Arms, Shropshire, SY7 8HH	14/11/2017	4	0	4						4		0		0
17/01587/REM	Proposed Agricultural Workers Dwelling Adj New House Farm, Haytons Bent, Shropshire	23/06/2017	1	0	1						1		0		0
17/02160/FUL	The Orchard, Aston On Clun, Craven Arms, Shropshire, SY7 8ET	11/07/2017	0	0	0						0		0		0
17/03158/FUL	Proposed Affordable Dwelling East Of Red House, Upper Hayton, Shropshire	25/06/2018	1	0	1						1		0		0
17/03640/FUL	Proposed Barn Conversion Adj 4 Brookhampton, Holdgate, Shropshire	06/02/2018	1	0	1						1		0		0
17/04178/REM	Proposed Residential Development Land Off B4367, Broome, Shropshire	29/11/2017	1	0	1						1		0		0
17/04466/REM	Proposed Dwelling West Of Blacksmiths Cottage, Broome, Shropshire	13/03/2018	1	0	1						1		0		0
17/04539/FUL	Outbuildings At Great Sutton Farm, Great Sutton, Shropshire	24/11/2017	4	0	4						4		0		0
17/04881/FUL	Barn To The North East Of Crowsmoor Farm, Craven Arms Road, Aston On Clun, Shropshire	31/01/2018	2	0	2						2		0		0
17/05242/FUL	Land Adj Long Acre, School Bank, Aston On Clun, Craven Arms, Shropshire, SY7 8ET	20/03/2018	1	0	1						1		0		0
17/05652/FUL	Land NW Of Broome Farm, Broome, Aston On Clun, Shropshire	20/09/2018	3	0	3						3		0		0
17/05800/FUL	Proposed Dwelling South West Of Red Brick Barn, Corfton, Shropshire	26/01/2018	1	0	1						1		0		0
17/05900/REM	Proposed Agricultural Workers Dwelling To The NE Of Middlehope, Shropshire	31/05/2018	1	0	1						1		0		0
18/00241/FUL	Manor Farm, Cleestanton, Ludlow, Shropshire, SY8 3EL	23/03/2018	1	0	1						1		0		0
18/00312/FUL	Proposed Agricultural Workers Dwelling North West Of Abdon, Craven Arms, Shropshire	14/02/2020	1	0	1						1		0		0
18/01465/FUL	Proposed Residential Development Land To The West Of Bache Mill, Diddlebury, Shropshire	21/11/2018	4	0	4						4		0		0
18/02625/OUT	Orchard Bungalow, Aston Munslow, Craven Arms, Shropshire, SY7 9ER	29/08/2018	0	0	0						0		0		0
18/02847/FUL	The Grove, Holdgate, Much Wenlock, Shropshire, TF13 6LN	14/08/2018	1	0	1						1		0		0
18/02934/FUL	Proposed Dwelling To The South Of B4368, Corfton, Shropshire	12/10/2018	1	0	1						1		0		0
18/04776/FUL	Garages North Of Mynd View, Craven Arms, Shropshire	18/12/2018	1	0	1						1		0		0
18/04931/FUL	Proposed Residential Development Land To The South Of Roman Downs, Craven Arms, Shropshire	21/08/2019	10	0	10						10		0		0
18/05434/FUL	Land Opposite Lane Cottage, Heath, Shropshire	28/08/2019	1	0	1						1		0		0
18/05568/FUL	Proposed Barn Conversions At Hale Barn, Diddlebury, Shropshire	22/02/2019	1	0	1						1		0		0
19/00144/FUL	Proposed Barn Conversion South East Of Lodge Farm, Broncroft, Shropshire	05/06/2019	1	0	1						1		0		0
19/00218/FUL	Proposed Dwelling To The South Of Hopesay, Shropshire	08/05/2019	1	0	1						1		0		0

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19/01120/FUL	Proposed Dwelling To The North Of Gillawarra, Clun Road, Craven Arms, Shropshire	05/06/2019	1	0	1						1		0		0
19/01317/FUL	Titterhill, Haytons Bent, Ludlow, Shropshire, SY8 2AY	02/08/2019	0	0	0						0		0		0
19/01380/COU	The Barn, Seifton View, Culmington, Shropshire, SY8 2DF	08/08/2019	1	0	1						1		0		0
19/01946/FUL	The Old Stables, Upper House Farm, Abdon, Craven Arms, Shropshire, SY7 9HZ	25/02/2020	2	0	2						2		0		0
19/02270/OUT	Site Of Former Labour Club, Corvedale Road, Craven Arms, SY7 9ND	27/08/2019	1	0	1						1		0		0
19/02346/REM	Kevindale, Aston-On-Clun, Craven Arms, SY7 0NT	19/11/2019	1	0	1						1		0		0
19/02356/REM	Proposed Residential Development Land North Of Garage Cottage, Westhope, Shropshire	24/07/2019	5	0	5						5		0		0
19/03474/FUL	Proposed Affordable Dwelling To The South Of Clee St Margaret, Shropshire	23/01/2020	1	0	1						1		0		0
19/03478/FUL	Proposed Dwelling Off Stoke Bank, Stoke St Milborough, Shropshire	14/10/2019	1	0	1						1		0		0
19/03665/FUL	23 Market Street, Craven Arms, SY7 9NW	15/10/2019	1	0	1						1		0		0
19/03896/FUL	Old Malt House, Delbury Hall, Diddlebury, Shropshire, SY7 9DH	26/11/2019	1	0	1						1		0		0
19/04321/FUL	Chillie Breeze Ltd, Oaktree Barn, Langley Villa, Stanton Lacy, Ludlow, Shropshire, SY8 2BZ	19/12/2019	1	0	1						1		0		0
19/04891/FUL	Proposed Barn Conversions At Hale Barn, Diddlebury, Shropshire	03/03/2020	2	0	2						2		0		0
19/05136/REM	Proposed Residential Development Land Off B4367, Broome, Shropshire	03/01/2020	1	0	1						1		0		0
19/05376/REM	Proposed Dwelling To The East Of Church Farm, Stoke St Milborough, Shropshire	07/02/2020	1	0	1						1		0		0
19/05377/OUT	Proposed Dwelling West Of Stable View, Cleedownton, Shropshire	18/02/2020	1	0	1						1		0		0
20/00145/FUL	Gillawarra, Clun Road, Craven Arms, SY7 9AA	12/03/2020	-1	0	-1						-1		0		0
SS/1/06/19024/RM	Land Adj To Bockleton Court, Stoke St Milborough, Ludlow	31/01/2007	1	0	1						1		0		0
SS/1/09/21621/F	New Affordable Dwelling, Off Red Lane, Hopesay, Shropshire	19/11/2013	1	0	1						1		0		0
SS/1/99/10087/F	Adj The Terrace, Stoke St Milborough, Nr Ludlow	01/01/2000	3	1	2						2		0		0
SS1997/08310	Barns At Whettleton, Craven Arms	01/11/1997	1	0	1						1		0		0
09/00428/FUL	Outbuildings At Onston Farm, Tetchill, Ellesmere	16/11/2009	7	0	7						7		0		0
13/02964/FUL	Old Hall Farm, Breaden Heath, Whitchurch, SY13 2LF	17/12/2013	2	0	2						2		0		0
14/02047/FUL	The Hatch, Lyneal, Ellesmere, SY12 0QF	02/07/2014	1	0	1						1		0		0
14/04047/OUT	Proposed Marina South Of Canal Way, Ellesmere, Shropshire	20/12/2016	250	0	250			25	37	37	99	37	37	114	114
14/04736/FUL	Land At Perth, Ellesmere, Shropshire	29/06/2016	1	0	1						1		0		0
14/05016/FUL	New Dwelling At Mayfield Farm, Elson, Ellesmere, Shropshire	05/06/2015	1	0	1						1		0		0
15/01345/FUL	Proposed Affordable Dwelling North Of Brook Cottage, Elson, Ellesmere, Shropshire	09/11/2015	1	0	1						1		0		0
15/02513/FUL	Proposed Dwelling On The East Side Of Crosemere Road, Cockshutt, Shropshire	04/11/2015	1	0	1						1		0		0
15/05415/REM	Proposed Development Land South Of The Hawthorns, Ellesmere, Shropshire	19/10/2017	112	41	71	25	25	21			71		0		0
16/01689/FUL	Buildings At Plas Thomas Farm, Dudleston, Ellesmere, Shropshire	28/06/2016	3	0	3						3		0		0
16/03019/FUL	3A Scotland Street, Ellesmere, SY12 0DE	26/09/2016	2	0	2						2		0		0
16/04855/REM	Proposed Dwelling At Eastwick Lane, Dudleston Heath, Ellesmere, Shropshire, SY12 9DX	14/03/2017	1	0	1						1		0		0
17/01768/FUL	Corner Farm, Welshampton, Ellesmere, Shropshire, SY12 0QA	18/09/2017	1	0	1						1		0		0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
17/02294/REM	Land Adj. Brownlow Cottage, Welshampton, Ellesmere, Shropshire, SY12 0PH	21/08/2017	2	1	1						1		0		0
17/02540/FUL	Proposed Local Needs Dwelling East Of Brookfields, Lyneal, Ellesmere, Shropshire	03/07/2018	1	0	1						1		0		0
17/03138/OUT	Higher Perthy, Ellesmere	18/12/2017	1	0	1						1		0		0
17/03500/REM	Proposed Development Land South Of B5063, Welshampton, Shropshire	06/11/2019	7	0	7						7		0		0
17/05018/FUL	Proposed Dwellings Adj The Parklands, The Parklands, Cockshutt, Shropshire	24/11/2017	4	0	4						4		0		0
17/05024/FUL	Proposed Affordable Dwelling At Greenhill Bank, Criftins, Ellesmere, Shropshire	27/03/2018	1	0	1						1		0		0
17/05043/REM	Proposed Residential Development Land To The North Of Ellesmere Road, Tetchill, Shropshire	21/12/2017	2	0	2						2		0		0
17/05822/FUL	Flannog Farm, Coed-yr-allt, Oswestry, Shropshire, SY11 3DR	23/03/2018	1	0	1						1		0		0
18/00064/FUL	Proposed Residential Development Land North Of Tetchill Farm, Farm Lane, Tetchill, Shropshire	06/08/2018	2	0	2						2		0		0
18/00201/OUT	Proposed Dwelling At Crickett, Lower Perthy, Shropshire	30/10/2018	1	0	1						1		0		0
18/00697/FUL	5 Chapel Lane, Bagley, Shropshire, SY12 9BS	17/05/2018	0	0	0						0		0		0
18/01156/FUL	Proposed Affordable Dwelling East Of The Croft, Eastwick Lane, Dudleston Heath, Shropshire	23/08/2018	1	0	1						1		0		0
18/01807/REM	The Crown Shrewsbury Road, Cockshutt, Shropshire, SY12 0JQ	13/08/2018	1	0	1						1		0		0
18/02276/REM	Land Adjacent To The Oaklands, Cockshutt, Shropshire	20/02/2019	2	0	2						2		0		0
18/02906/FUL	Agricultural Building At Reynolds Cottage, Kenwick Park, Ellesmere, Shropshire	06/12/2018	1	0	1						1		0		0
18/03384/REM	Proposed Residential Development Land To The South Of Cockshutt, Shropshire	09/11/2018	3	0	3						3		0		0
18/03488/FUL	Main Road Chapel, Dudleston Heath, Ellesmere, Shropshire, SY12 9LE	26/10/2018	1	0	1						1		0		0
18/03491/FUL	Burlton Manor, Burlton, Shrewsbury, Shropshire, SY4 5TD	18/06/2019	1	0	1						1		0		0
18/04197/FUL	Plot 1, Land To The North Of Ellesmere Road, Tetchill, Shropshire	25/11/2019	1	0	1						1		0		0
18/04198/FUL	Plot 3, Land To The North Of Ellesmere Road, Tetchill, Shropshire	26/11/2019	1	0	1						1		0		0
19/00293/OUT	Acorn Cottage, Lower Perthy, Ellesmere, Shropshire, SY12 9HX	28/03/2019	2	0	2						2		0		0
19/00790/REM	Land At Perthy, Ellesmere, Shropshire	06/06/2019	1	0	1						1		0		0
19/01010/FUL	Proposed Dwelling East Of Lea Hall Farm, Lee, Ellesmere, Shropshire	03/05/2019	1	0	1						1		0		0
19/01497/FUL	Buildings Farm, Welsh Frankton, Ellesmere, Shropshire, SY12 9HJ	29/08/2019	1	0	1						1		0		0
19/02362/REM	Proposed Dwelling West Of 9 Higher Perthy, Ellesmere, Shropshire	28/11/2019	1	0	1						1		0		0
19/02381/FUL	Proposed Affordable Dwellings SE Of Sodyllt Farm House, Sodyllt Bank, Ellesmere, Shropshire	13/02/2020	2	0	2						2		0		0
19/02465/REM	Tetchill Farm, Farm Lane, Tetchill, Ellesmere, Shropshire, SY12 9AW	15/07/2019	1	0	1						1		0		0
19/02917/FUL	Lyneal Hall, Pikesend Lane, Lyneal, Ellesmere, Shropshire, SY12 0LG	20/09/2019	1	0	1						1		0		0
19/03358/COU	4 Willow Street, Ellesmere, Shropshire, SY12 0AQ	09/09/2019	-1	0	-1						-1		0		0
19/03496/FUL	31 Cross Street, Ellesmere, SY12 0AW	17/10/2019	0	0	0						0		0		0
19/03784/FUL	Proposed Barn Conversion At Brook Mill Farm, Northwood, Ellesmere, Shropshire	23/10/2019	1	0	1						1		0		0
19/05491/FUL	Proposed Dwelling To The South Of Criftins, Ellesmere, Shropshire	11/03/2020	1	0	1						1		0		0

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20/00517/REM	Proposed Dwelling South East Of The Woodlands, Elson Road, Ellesmere, Shropshire	13/03/2020	1	0	1						1		0		0
NS/01/00367/FUL	Crosemere Grange, Crosemere, Cockshutt, Ellesmere	29/08/2001	3	1	2						2		0		0
NS/08/00044/DET	Cheyne Walk, Lyneal Lane, Lyneal, Ellesmere	07/02/2008	1	0	1						1		0		0
NS/08/02002/FUL	Rock Farm, St Martins, Oswestry	12/02/2009	4	0	4						4		0		0
NS/09/00137/FUL	Sycamore Farm, Hordley, Ellesmere	11/05/2009	2	0	2						2		0		0
14/02727/FUL	Kings Arms Inn, Chelmarsh, Bridgnorth, Shropshire, WV16 6BQ	16/05/2016	4	0	4						4		0		0
14/02847/OUT	Land Rear Of Beech Croft, Vicarage Lane, Highley, Shropshire	06/06/2016	2	0	2						2		0		0
14/03798/FUL	The Cedars, Bridgnorth Road, Highley, Bridgnorth, Shropshire, WV16 6EP	23/05/2016	1	0	1						1		0		0
14/04349/FUL	Land Adjoining Abberley View, Highley, Shropshire, WV16 6NA	19/08/2015	2	0	2						2		0		0
15/05079/OUT	Land To The East Of Covert Lane, Chelmarsh, Bridgnorth, Shropshire	10/09/2019	1	0	1						1		0		0
16/02975/FUL	4 Cherry Orchard, Severnside, Highley, Bridgnorth, Shropshire, WV16 6NU	01/02/2017	0	0	0						0		0		0
16/03194/FUL	Proposed Dwelling To The Rear Of Avicenna, Bridgnorth Road, Highley, Shropshire	05/10/2016	1	0	1						1		0		0
16/03641/FUL	Proposed Dwelling NW Of Whispering Trees, New England Lane, Highley, Shropshire	29/09/2016	1	0	1						1		0		0
16/05103/FUL	Proposed Barn Conversion Off Church Lane, Highley, Shropshire	06/01/2017	1	0	1						1		0		0
16/05874/FUL	Proposed Affordable Dwelling South Of Sutton Barn, Chelmarsh, Bridgnorth, Shropshire	15/02/2018	1	0	1						1		0		0
17/02273/FUL	Proposed Dwelling North Of Kinlet View, Bridgnorth Road, Highley, Shropshire	01/02/2018	1	0	1						1		0		0
17/02688/REM	Land To The Rear Of The Bache Arms, High Street, Highley, Shropshire, WV16 6JU	10/08/2017	4	0	4						4		0		0
17/02788/FUL	1 High Green Villas, Cockshutt Lane, Highley, Bridgnorth, Shropshire, WV16 6JL	31/08/2017	1	0	1						1		0		0
17/04945/FUL	Proposed Dwelling To The East Of Denvera, Bridgnorth Road, Highley, Shropshire	14/12/2017	1	0	1						1		0		0
18/00007/FUL	Proposed Replacement Dwelling At Site Of 3 Cherry Orchard, Severnside, Highley, Shropshire	26/04/2018	0	0	0						0		0		0
18/01547/FUL	Silverdale House, Silverdale Terrace, Highley, Bridgnorth, Shropshire, WV16 6LX	16/05/2018	-1	0	-1						-1		0		0
18/02555/FUL	Proposed Residential Development Land West Of 5 Carlton Rise, Highley, Shropshire	18/04/2019	1	0	1						1		0		0
18/03032/OUT	Proposed Dwelling At The Site Of 2 Cherry Orchard, Severn Side, Highley, Shropshire	07/01/2019	1	0	1						1		0		0
19/00052/FUL	Whitehouse Farm Barn, Netherton Lane, Highley, Shropshire, WV16 6NJ	03/04/2019	1	0	1						1		0		0
19/00168/FUL	Proposed Affordable Dwelling East Of Spadeley Manor Farm, Chelmarsh, Bridgnorth, Shropshire	23/10/2019	1	0	1						1		0		0
19/05303/FUL	Proposed Dwelling To The South West Of Church Street, Highley, Shropshire	30/03/2020	1	0	1						1		0		0
10/04956/FUL	Unit 11 23-24 Corve Street, Ludlow	31/01/2011	1	0	1						1		0		0
11/00291/FUL	Land Off Pepper Lane, Ludlow	28/06/2011	6	4	2						2		0		0
11/05428/FUL	Land Adj Wayside, 4 Ashford Carbonell, Ludlow	02/07/2012	1	0	1						1		0		0
13/01665/FUL	Land South Of Spring Cottage, Steventon Road, Ludlow, Shropshire	31/03/2014	1	0	1						1		0		0
13/02795/FUL	Lower Barns House, Lower Barns Road, Ludlow, Shropshire, SY8 4DS	02/10/2013	0	0	0						0		0		0
13/03862/OUT	Proposed Residential Development South Of A49, Ludlow, Shropshire	30/11/2015	213	0	213			36	36	36	108	36	36	69	69
13/03933/FUL	Chapel Works Old Street, Ludlow, Shropshire, SY8 1NR	29/10/2014	8	0	8						8		0		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		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		0
14/04121/FUL	Woodcroft Farm, Richards Castle, Ludlow, Shropshire, SY8 4EB	11/12/2014	1	0	1						1		0		0
15/00405/OUT	Proposed Dwelling North West Of 20 Lower Galdeford, Ludlow, Shropshire	22/08/2016	1	0	1						1		0		0
15/00665/COU	9 Corve Street, Ludlow, Shropshire, SY8 1DA	25/03/2015	-1	0	-1						-1		0		0
15/00949/FUL	Ludford House, Overton Road, Ludford, Ludlow, SY8 1PJ	09/05/2016	7	1	6						6		0		0
15/02552/FUL	4 King Street, Ludlow, Shropshire, SY8 1AQ	02/11/2015	6	0	6						6		0		0
15/04158/OUT	Proposed Residential Development Land To The South Of Rocks Green, Ludlow, Shropshire	04/07/2017	2	0	2						2		0		0
15/04841/VAR	Land On The South East Side Of Springfield Park, Clee Hill, Shropshire	29/04/2016	29	24	5						5		0		0
16/00708/OUT	Land Adjacent To 17 Maple Close, Ludlow, Shropshire, SY8 2PT	07/06/2016	1	0	1						1		0		0
16/00761/FUL	Harvest House, Portcullis Lane, Ludlow, Shropshire, SY8 1PZ	11/10/2016	11	0	11						11		0		0
16/02243/FUL	Proposed Affordable Dwelling Adjacent Mitnell Villa, Mitnell Lane, Richards Castle, Shropshire	18/04/2018	1	0	1						1		0		0
16/03159/FUL	5 Market Street, Ludlow, SY8 1BP	08/12/2016	1	0	1						1		0		0
16/04032/FUL	9 Tower Street, Ludlow, SY8 1RL	13/04/2017	10	0	10						10		0		0
16/04192/FUL	Proposed Dwelling South Of Nelson Inn, Rocks Green, Ludlow, Shropshire	13/02/2017	1	0	1						1		0		0
16/04706/FUL	9 - 10 King Street, Ludlow, Shropshire, SY8 1AQ	19/12/2016	1	0	1						1		0		0
16/05009/FUL	Land North Of Titterstone Cottages, Titterstone, Shropshire	31/03/2017	1	0	1						1		0		0
16/05497/OUT	5 Castle Close, Burford, Tenbury Wells, Shropshire, WR15 8AY	13/01/2017	1	0	1						1		0		0
17/00230/FUL	Land Adjoining Linney House, Linney, Ludlow, Shropshire, SY8 1EE	17/05/2017	3	0	3						3		0		0
17/01015/FUL	Proposed Affordable Dwelling North Of The Nook, Clee Hill Road, Burford, Shropshire	21/02/2018	1	0	1						1		0		0
17/01179/FUL	Mr Underhills, Dinham, Ludlow, SY8 1EH	19/05/2017	0	0	0						0		0		0
17/03015/FUL	Proposed Dwellings Rear Of 18 Bull Ring, Ludlow, Shropshire	17/10/2017	2	0	2						2		0		0
17/04203/FUL	Proposed Affordable Dwelling North Of Green Lane, Onibury, Shropshire	12/10/2018	1	0	1						1		0		0
17/04607/FUL	Whitton Court, Whitton, Ludlow, Shropshire, SY8 3AB	09/03/2018	1	0	1						1		0		0
17/05170/FUL	Housing Development Site, Sidney Road, Ludlow, Shropshire, SY8 1SQ	20/06/2019	5	0	5						5		0		0
17/05189/FUL	Proposed Residential Development Land South Of Rocks Green, Ludlow, Shropshire	23/01/2019	200	0	200	10	36	36	36	36	154	36	36	10	10
17/05523/FUL	Bankside, Burway Lane, Ludlow, SY8 1DT	19/03/2018	0	0	0						0		0		0
17/05883/FUL	Old China Shop, Pepper Lane, Ludlow, SY8 1PX	07/03/2018	1	0	1						1		0		0
17/05958/FUL	Proposed Dwelling West Of 2 Riddings Meadow, Ludlow, Shropshire	16/04/2018	1	0	1						1		0		0
18/01182/FUL	Proposed Residential Development, Adjacent To Whitefriars, Ludlow, Shropshire, SY8 1RA	18/05/2018	3	0	3						3		0		0
18/01575/FUL	Keepers Cottage, Whitton Court, Whitton, Ludlow, Shropshire, SY8 3AB	23/07/2018	0	0	0						0		0		0
18/02413/REM	Proposed Residential Development Land At Foldgate Lane, Ludlow, Shropshire	17/09/2019	137	0	137		17	40	40	40	137		0		0
18/03568/FUL	Overton Lodge, Overton, Ludlow, Shropshire, SY8 4DY	15/05/2019	2	0	2						2		0		0
18/03585/FUL	Barn South West Of The Grove, Ashford Bowdler, Shropshire	19/12/2018	1	0	1						1		0		0
18/04333/FUL	Pool House At 7 Summerfields, Ludlow, Shropshire	29/11/2018	1	0	1						1		0		0
18/05877/FUL	The Bridge Inn, Corve Street, Ludlow, SY8 1DX	16/04/2019	2	0	2						2		0		0
19/01126/FUL	Proposed Residential Development Site, Steventon New Road, Ludlow, Shropshire	03/05/2019	1	0	1						1		0		0

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19/01476/FUL	Barn 1 South Of Burnt House, Mitnell Lane, Richards Castle, Shropshire	15/07/2019	1	0	1						1		0		0
19/01539/FUL	2 Batchcott, Richards Castle, Ludlow, Shropshire, SY8 4EB	03/07/2019	0	0	0						0		0		0
19/01940/FUL	Proposed Residential Development Land North Of Foldgate Farm, Foldgate Lane, Ludlow, Shropshire	24/03/2020	5	0	5						5		0		0
19/02060/REM	Proposed Residential Development East Of Fishmore Road, Ludlow, Shropshire	20/11/2019	71	0	71		15	36	20		71		0		0
19/02741/REM	Development Land North Side Of Sheet Road, Ludlow, Shropshire	09/12/2019	68	0	68			30	30	8	68		0		0
19/03806/FUL	Proposed Barn Conversions NE Of Whitcliffe Farm, Whitcliffe Road, Ludlow, Shropshire	27/02/2020	2	0	2						2		0		0
19/04032/OUT	Proposed Dwelling South Of Swanlea, Tenbury Road, Clee Hill, Shropshire	29/10/2019	1	0	1						1		0		0
19/04223/FUL	Proposed Dwelling North Of Orchard Cottage, Springfield Close, Ludlow, Shropshire	15/11/2019	1	0	1						1		0		0
19/04332/OUT	Proposed Dwelling South Of 26, Maple Close, Ludlow, Shropshire	29/11/2019	1	0	1						1		0		0
19/04913/FUL	Development Land West Of Springfield Park, Clee Hill, Shropshire	31/01/2020	1	0	1						1		0		0
19/05216/FUL	Kiln House, Knowlegate, Ludlow, Shropshire, SY8 3AJ	31/01/2020	0	0	0						0		0		0
19/05374/FUL	Proposed Residential Development East Of, Fishmore Road, Ludlow, Shropshire	24/03/2020	1	0	1						1		0		0
SS/1/07/19934/F	Land Off Springfield Park, Clee Hill, Ludlow	09/11/2007	13	0	13						13		0		0
SS/1/08/21335/F	23-24 Corve Street, Ludlow	26/10/2009	14	0	14						14		0		0
09/00942/REM	40 Quarry Bank Road, Market Drayton	04/08/2009	1	0	1						1		0		0
09/01127/FUL	Wood Lane Farm, Wood Lane, Hinstock, Market Drayton	30/10/2009	1	0	1						1		0		0
09/01693/FUL	The Old School, London Road, Woore, Crewe	21/09/2009	3	2	1						1		0		0
09/01858/FUL	Stoke Grange, Shrewsbury Road, Market Drayton	13/10/2009	2	0	2						2		0		0
10/01122/FUL	Stoke Grange, Shrewsbury Road, Tern Hill, Market Drayton	17/08/2010	7	0	7						7		0		0
10/01818/FUL	3 Bartons Lane, Market Drayton	30/06/2010	4	0	4						4		0		0
10/04755/FUL	The Stables, Chipnall, Cheswardine, Market Drayton	26/09/2012	4	0	4						4		0		0
11/00667/FUL	Mount Farm, Little Bolas, Telford	11/01/2011	5	4	1						1		0		0
11/00819/FUL	The Round House, Tag Lane, Chipnal, Market Drayton	19/04/2011	1	0	1						1		0		0
11/02594/FUL	Cheswardine Farm, High Street, Cheswardine, Shropshire, TF9 2RS	07/02/2014	6	0	6						6		0		0
11/03440/FUL	Shelley Signs Ltd, Eaton Upon Tern, Market Drayton	14/03/2013	13	0	13						13		0		0
11/04864/FUL	Cotton Farm, Stoke Upon Tern, Market Drayton	16/01/2012	5	0	5						5		0		0
12/00800/FUL	Lostford Manor, Lostford Lane, Lostford, Market Drayton	14/12/2012	1	0	1						1		0		0
12/01014/REM	Cheswardine, Farm High Street, Cheswardine, Market Drayton	05/02/2013	7	0	7						7		0		0
12/01413/FUL	Land To Rear Of Kings Arms, Shropshire Street, Market Drayton, Shropshire, TF9 3DA	28/04/2015	11	4	7						7		0		0
12/02563/FUL	Woore Hall Farm, Audlem Road, Woore, Crewe	08/04/2013	1	0	1						1		0		0
12/02821/FUL	The Clock Tower, The Stables Chipnall Cheswardine Market Drayton TF9 2Rj	26/09/2012	1	0	1						1		0		0
12/02874/FUL	Colehurst Manor, Colehurst, Market Drayton, TF9 2JB	13/12/2013	1	0	1						1		0		0
12/03852/FUL	Elms Farm, Ollerton, Market Drayton, TF9 2BU	15/01/2014	1	0	1						1		0		0
13/00961/FUL	Red Barn, Main Road, Norton In Hales, Market Drayton	02/08/2013	1	0	1						1		0		0
13/02922/FUL	Barn To Rear Of 66 Shropshire Street, Market Drayton, Shropshire, TF9 3DG	03/06/2016	1	0	1						1		0		0

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13/03452/FUL	Land Off Abbots Way, Hodnet, Shropshire, TF9 3NQ	26/10/2018	44	0	44						44		0		0
14/00584/FUL	The Beeches, Ollerton, Market Drayton, TF9 2BU	04/09/2014	1	0	1						1		0		0
14/00698/FUL	Land South Of Bank Farm, Kenstone, Hodnet, Shropshire	22/05/2015	2	1	1						1		0		0
14/00790/OUT	Land Off Bearstone Road, Norton In Hales, Market Drayton, Shropshire	05/06/2015	14	7	7						7		0		0
14/02309/OUT	Proposed Dwelling Adjacent Knightswood, Newcastle Road, Market Drayton, Shropshire	07/06/2016	1	0	1						1		0		0
14/02317/OUT	The Bungalow, Smithfield Road, Market Drayton, Shropshire, TF9 1EP	09/06/2016	1	0	1						1		0		0
14/03782/OUT	Land Off Greenfields Lane, Market Drayton, Shropshire	09/03/2018	250	0	250			25	37	37	99	37	37	114	114
14/04203/FUL	15 Smithfield Road, Market Drayton, Shropshire, TF9 1EP	02/07/2015	1	0	1						1		0		0
14/04258/VAR	Hillcrest, Salisbury Road, Market Drayton	30/09/2013	1	0	1						1		0		0
15/00087/FUL	Hoar Lake Farm, Golden Hill Lane, Hinstock, Market Drayton, TF9 2NE	16/07/2015	2	0	2						2		0		0
15/00269/FUL	Park Heath Farm, Park Heath, Cheswardine, Market Drayton, Shropshire, TF9 2NP	01/06/2016	4	0	4						4		0		0
15/02089/FUL	Land South Of Bletchley Court, Bletchley, Market Drayton, Shropshire	07/06/2016	1	0	1						1		0		0
15/02188/FUL	Land Adj 39 Alexandra Road, Market Drayton, Shropshire, TF9 3HU	07/06/2016	1	0	1						1		0		0
15/03114/FUL	Land Adjacent To Longford Grange, Longford, Market Drayton, Shropshire, TF9 3PW	20/06/2016	3	0	3						3		0		0
15/03221/REM	Old Station Yard, Pipe Gate, Market Drayton, Shropshire	04/03/2016	11	0	11						11		0		0
15/03969/OUT	Stoke Heath Camp, Warrant Road, Stoke Heath, Shropshire	25/05/2016	38	0	38						38		0		0
15/04244/REM	Yew Tree Farm, Wistanswick, Market Drayton	06/06/2016	1	0	1						1		0		0
16/00367/FUL	12 Church Street, Market Drayton, Shropshire, TF9 1AF	08/06/2016	1	0	1						1		0		0
16/00661/OUT	Land North Of Glencott, Longslow, Market Drayton, Shropshire	16/02/2017	1	0	1						1		0		0
16/00790/REM	Land Rear Of Moat House, Newport Road, Hinstock, Shropshire	06/06/2017	47	36	11						11		0		0
16/00897/REM	Land At Colehurst Fishery, Colehurst, Market Drayton, Shropshire	24/06/2016	1	0	1						1		0		0
16/01228/FUL	Land Adj The Smithy, Moss Lane, Chipnall, Cheswardine, Shropshire	30/11/2016	1	0	1						1		0		0
16/01642/FUL	15A And 15B Smithfield Road, Market Drayton, Shropshire, TF9 1EP	18/05/2016	-1	0	-1						-1		0		0
16/03010/FUL	Land At Cliffe Grange, Buntingsdale, Market Drayton, Shropshire	13/09/2016	2	0	2						2		0		0
16/03082/REM	Proposed Residential Development Land On Both Sides Of Rush Lane, Market Drayton, Shropshire	20/03/2017	162	63	99	25	25	25	24		99		0		0
16/03482/REM	Land Adj Moreton Lodge, Moreton Say, Market Drayton, Shropshire, TF9 3RS	25/10/2016	7	0	7						7		0		0
16/03483/REM	Land South Of Church Farm, Moreton Say, Market Drayton, Shropshire	27/10/2016	9	0	9						9		0		0
16/03700/FUL	Childs Ercall C.E. Primary School, Village Road, Childs Ercall, TF9 2DA	19/10/2016	2	0	2						2		0		0
16/04270/OUT	Land West Of The Old Garden House, Quarry House Lane, Market Drayton, Shropshire	10/11/2016	1	0	1						1		0		0
16/04349/FUL	Alford Green Farm, The Nook, Childs Ercall, Market Drayton, Shropshire, TF9 2DJ	17/02/2017	1	0	1						1		0		0
16/04428/FUL	Proposed Dwelling South Of 3 Dog Kennel Lane, Market Drayton, Shropshire	02/02/2017	1	0	1						1		0		0
16/04612/FUL	Store South Of Hodnet Medical Centre, Abbots Way, Hodnet, Shropshire	27/01/2017	1	0	1						1		0		0

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16/05408/FUL	Proposed Residential Development Land NW Of The Talbot Hotel, Newcastle Road, Market Drayton, Shropshire	06/06/2017	5	0	5						5		0		0
16/05721/REM	Land At Farcross, London Road, Woore, Shropshire, CW3 9RQ	23/02/2017	1	0	1						1		0		0
17/01205/OUT	Proposed Residential Development Land South Of The Villas, Longford Turning, Market Drayton, Shropshire	20/06/2018	9	0	9						9		0		0
17/01511/OUT	Proposed Residential Development Land Off Rosehill Road, Stoke Heath, Shropshire	24/05/2017	2	0	2						2		0		0
17/01534/OUT	2 Dutton Close, Stoke Heath, Market Drayton, TF9 2JN	30/06/2017	1	0	1						1		0		0
17/01558/FUL	Land East Of Smithfield Road, Market Drayton, Shropshire	24/07/2017	2	0	2						2		0		0
17/01875/FUL	Land at the Lodge, Ellerton, Newport, Shropshire, TF10 8AW	21/09/2017	1	0	1						1		0		0
17/01919/FUL	The Bungalow, Wood Lane, Hinstock, Market Drayton, Shropshire, TF9 2TA	16/06/2017	0	0	0						0		0		0
17/02161/FUL	Plot 1, Land Adjacent Manor Farm Drive, Hinstock, Shropshire	07/09/2017	1	0	1						1		0		0
17/02163/FUL	Plot 2, Land Adjacent Manor Farm Drive, Hinstock, Shropshire	07/09/2017	1	0	1						1		0		0
17/02164/FUL	Plot 3, Land Adjacent Manor Farm Drive, Hinstock, Shropshire	08/09/2017	1	0	1						1		0		0
17/02165/FUL	Plot 4, Land Adjacent Manor Farm Drive, Hinstock, Shropshire	08/09/2017	1	0	1						1		0		0
17/02166/FUL	Plot 5, Land Adjacent Manor Farm Drive, Hinstock, Shropshire	08/09/2017	1	0	1						1		0		0
17/02358/FUL	Proposed Dwelling To The South Of The Pines, 57 Buntingsdale Road, Market Drayton, Shropshire	08/09/2017	1	0	1						1		0		0
17/02908/FUL	Red Lion Hotel, High Street, Cheswardine, TF9 2RS	01/02/2018	1	0	1						1		0		0
17/03362/FUL	Proposed Local Needs Dwelling South West Of 2 Dodecote Drive, Childs Ercall, Shropshire	24/01/2018	1	0	1						1		0		0
17/03643/REM	Land East Of Beswicks Lane, Norton In Hales, Market Drayton, Shropshire	16/11/2017	11	9	2						2		0		0
17/04099/FUL	Marsh Farm, Marsh Lane, Soudley, Market Drayton, Shropshire, TF9 2SF	30/04/2018	1	0	1						1		0		0
17/04640/OUT	Proposed Residential Development Land East Of 6 Longslow, Market Drayton, Shropshire	24/11/2017	4	0	4						4		0		0
17/04913/OUT	Proposed Residential Development Land To The East Of Rosehill Road, Stoke Heath, Shropshire	01/02/2018	1	0	1						1		0		0
17/05005/FUL	The Mews, Phoenix Bank, Market Drayton, Shropshire, TF9 1JT	06/02/2018	3	0	3						3		0		0
17/05434/FUL	Proposed Dwelling South Of The Old Vicarage, Childs Ercall, Shropshire	18/06/2018	1	0	1						1		0		0
17/05687/OUT	Land Adjacent Tawney, Websters Lane, Hodnet, Shropshire, TF9 3JH	12/12/2018	1	0	1						1		0		0
17/05710/FUL	Proposed Residential Conversion Of Outbuilding At Hinstock Hall, Hatton Road, Hinstock, Shropshire	17/04/2018	3	0	3						3		0		0
17/05920/OUT	Proposed Dwelling North West Of New Cottages, Childs Ercall, Shropshire	19/03/2018	1	0	1						1		0		0
17/05945/FUL	Pine View, Lockleywood, Hinstock, Market Drayton, Shropshire, TF9 2LU	12/03/2018	0	0	0						0		0		0
17/05957/OUT	The Warren, Newcastle Road, Market Drayton, Shropshire, TF9 1HW	05/02/2018	1	0	1						1		0		0
18/00137/FUL	Sandyford Farm, Audlem Road, Woore, CW3 9RN	09/04/2018	3	0	3						3		0		0
18/00202/OUT	10 Longslow, Market Drayton, Shropshire, TF9 3QY	11/04/2018	1	0	1						1		0		0

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18/00319/FUL	Proposed Dwelling To The North Of Longslow Road, Market Drayton, Shropshire	30/04/2018	1	0	1						1		0		0
18/00823/OUT	Land Adjacent 64 Dalelands Estate, Market Drayton, Shropshire	22/05/2018	1	0	1						1		0		0
18/01736/OUT	Proposed Dwelling To The North West Of The Garner House, Peplow, Market Drayton, Shropshire	14/06/2018	1	0	1						1		0		0
18/01804/OUT	Proposed Dwelling At The Former Slaughterhouse, Longslow, Market Drayton, Shropshire	25/02/2019	1	0	1						1		0		0
18/01866/OUT	Proposed Agricultural Workers Dwelling SW Of Lipleby Farm, Moss Lane, Chipnall, Cheswardine, Shropshire	19/03/2020	1	0	1						1		0		0
18/01895/FUL	The Old Laundry, Shavington Home Farm, Shavington Park, Adderley, Market Drayton, Shropshire, TF9 3TB	12/09/2018	1	0	1						1		0		0
18/01934/FUL	Land And Buildings South Of Towers Lawn, Market Drayton, Shropshire, TF9 3AA	22/10/2018	10	5	3						3		0		0
18/02277/FUL	Stafford Court Hotel, Stafford Street, Market Drayton, TF9 1HY	26/10/2018	8	0	8						8		0		0
18/02565/FUL	The Orchards, Gravenhunger Lane, Woore, CW3 9RF	17/10/2018	1	0	1						1		0		0
18/02682/REM	Land East Of 8 Longslow, Market Drayton, Shropshire	19/09/2018	2	0	2						2		0		0
18/02784/FUL	Land To The Rear, Cresswell House, 49 Stafford Street, Market Drayton, Shropshire, TF9 1JD	07/08/2018	1	0	1						1		0		0
18/02905/FUL	Proposed Dwelling Adjacent Brookside, Station Road, Hodnet, Shropshire	18/09/2018	1	0	1						1		0		0
18/03429/OUT	Brooklands, Adderley Road, Market Drayton, TF9 3SW	19/11/2018	1	0	1						1		0		0
18/03446/FUL	Dale House, Hinstock, Market Drayton, Shropshire, TF9 2TH	29/03/2019	0	0	0						0		0		0
18/03614/FUL	The Bungalow, 4 Hopshort, Soudley, Cheswardine, Market Drayton, Shropshire, TF9 2NS	18/10/2018	0	0	0						0		0		0
18/03639/FUL	Land South Of Oak Cottage 27 London Road, Woore, Shropshire	15/11/2018	2	0	2						2		0		0
18/03776/FUL	Lower Farm, Bearstone, Market Drayton, Shropshire, TF9 4HH	16/04/2019	1	0	1						1		0		0
18/03814/FUL	Precolor Sales Ltd, Newport Road, Market Drayton, TF9 2AA	07/11/2018	2	0	2						2		0		0
18/04057/FUL	Land North Of Shrewsbury Road And Greenacres, Shrewsbury Road, Market Drayton, Shropshire	26/07/2019	-1	0	-1						-1		0		0
18/04100/FUL	Tudor House Hotel, 1 Cheshire Street, Market Drayton, Shropshire, TF9 1PD	05/12/2018	3	0	3						3		0		0
18/04132/FUL	24 Charlesway, Market Drayton, Shropshire, TF9 1DA	21/12/2018	2	0	2						2		0		0
18/04324/FUL	Land To The South East Of Tawny, Websters Lane, Hodnet, Shropshire	28/06/2019	1	0	1						1		0		0
18/04326/FUL	Land To The South Of Tawny, Websters Lane, Hodnet, Shropshire	28/06/2019	1	0	1						1		0		0
18/04327/FUL	Land To The North East Of Tawny, Websters Lane, Hodnet, Shropshire	28/06/2019	1	0	1						1		0		0
18/04806/FUL	2 Shrewsbury Street, Hodnet, TF9 3NP	27/11/2018	1	0	1						1		0		0
18/04890/FUL	Residential Development Site, Hospital Lane, Market Drayton, Shropshire	07/01/2019	1	0	1						1		0		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		0
18/05523/REM	Land South East Of Longford Farm, Longford, Market Drayton, Shropshire	30/01/2019	1	0	1						1		0		0

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18/05579/REM	Land To South Of Audlem Road, Woore, Shropshire	09/04/2019	5	0	5						5		0		0
18/05854/FUL	Former Swan Public House Car Park, Nantwich Road, Woore, Crewe, Shropshire, CW3 9SA	03/04/2019	4	0	4						4		0		0
18/05865/FUL	Land Adjacent To Unit, 1 Station Yard, Pipe Gate, Market Drayton, Shropshire	08/03/2019	-1	0	-1						-1		0		0
19/00116/FUL	4-5 High Street, Market Drayton, TF9 1PY	08/03/2019	3	0	3						3		0		0
19/00146/FUL	Plot 15 Bearstone View, Norton In Hales, Market Drayton, Shropshire, TF9 4AP	27/02/2019	1	0	1						1		0		0
19/00299/FUL	31 Bartons Road, Market Drayton, Shropshire, TF9 1DD	04/03/2019	1	0	1						1		0		0
19/00437/FUL	Land Rear Of 9 High Street, Cheswardine, Market Drayton, Shropshire, TF9 2RS	27/03/2019	1	0	1						1		0		0
19/00448/FUL	9 High Street, Cheswardine, Shropshire, TF9 2RS	09/04/2019	1	0	1						1		0		0
19/00471/REM	Land At 18 Dutton Close, Stoke Heath, Market Drayton, Shropshire, TF9 2JN	22/08/2016	25	0	25						25		0		0
19/00544/OUT	Little Acorns, Adderley Road, Spoonley, Market Drayton, Shropshire, TF9 3SR	14/02/2020	1	0	1						1		0		0
19/00578/FUL	Proposed Residential Development Land To The North Of Longlands Lane, Market Drayton, Shropshire	17/04/2019	1	0	1						1		0		0
19/00604/FUL	Blossom View, Eaton Upon Tern, Market Drayton, Shropshire, TF9 2BX	09/09/2019	1	0	1						1		0		0
19/01036/FUL	Heathfield, Rosehill Road, Stoke Heath, TF9 2LF	01/10/2019	1	0	1						1		0		0
19/01040/FUL	Land On The North Side Of Greenfields Lane, Market Drayton, Shropshire	29/08/2019	21	1	20						20		0		0
19/01359/OUT	Land South Of The Woodlands, Peplow, Market Drayton, Shropshire	29/05/2019	4	0	4						4		0		0
19/01535/FUL	Building Plot Adjoining 12 Smithfield Road, Market Drayton, Shropshire	12/07/2019	1	0	1						1		0		0
19/01639/FUL	Vicon Works, Milton Drive, Market Drayton, Shropshire, TF9 3SP	10/07/2019	39	0	39						39		0		0
19/01674/REM	Proposed Residential Development Land South Of Holly Cottage, Rosehill Road, Stoke Heath, Shropshire	06/06/2019	1	0	1						1		0		0
19/01844/FUL	Dorrington Hall Farm, Dorrington Lane, Woore, Crewe, Shropshire, CW3 9RR	12/03/2020	1	0	1						1		0		0
19/01945/FUL	Land Adjacent To 91 Longslow Road, Market Drayton, Shropshire	17/07/2019	1	0	1						1		0		0
19/02154/FUL	Proposed Development 11 Bartons Road, Market Drayton, TF9 1DD	29/07/2019	2	0	2						2		0		0
19/02288/OUT	Rock Villa, Hinsley Mill Lane, Market Drayton, Shropshire, TF9 1HP	26/07/2019	5	0	5						5		0		0
19/02608/FUL	Land Adjacent To The Old Coach House, Smithfield Road, Market Drayton, Shropshire	13/08/2019	1	0	1						1		0		0
19/02752/FUL	Land South Of 3 Dog Kennel Lane, Market Drayton, Shropshire	31/07/2019	1	0	1						1		0		0
19/02855/REM	Proposed Residential Development Land East Of Villa Farm, Wistanswick, Market Drayton, Shropshire	17/10/2019	1	0	1						1		0		0
19/02994/FUL	Land North Of 2 Bartons Lane, Market Drayton, Shropshire	29/08/2019	1	0	1						1		0		0
19/03253/OUT	Land Adj Sunnyside, Rosehill Road, Stoke Heath, Market Drayton, Shropshire, TF9 2JY	30/08/2019	1	0	1						1		0		0
19/03971/FUL	Land South Of Heatherjohn, Hinstock, Market Drayton, Shropshire, TF9 2TS	06/02/2020	1	0	1						1		0		0
19/03980/FUL	40 Stafford Street, Market Drayton, TF9 1JB	18/12/2019	2	0	2						2		0		0
19/04663/FUL	Lakeside Cottage, Rosehill Mill, Rosehill, Market Drayton, Shropshire, TF9 2JF	21/01/2020	1	0	1						1		0		0
19/05073/FUL	Former Plot 12 The Mynd, Norton In Hales, Shropshire, TF9 4FF	17/01/2020	3	0	3						3		0		0
20/00447/FUL	Land South Of 54 Red Bank Road, Market Drayton, Shropshire	11/03/2020	2	0	2						2		0		0

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NS/01/00837/FUL	Church Farm, Adderley, Market Drayton	16/01/2002	2	0	2						2		0		0
NS/03/00206/FUL	Land At Tern Fisheries, Newcastle Road, Market Drayton	10/04/2003	1	0	1						1		0		0
NS/04/00276/FUL	Church Farm, Adderley, Market Drayton	10/11/2004	4	0	4						4		0		0
NS/05/01227/FUL	Avenue Farm, Woodseaves, Market Drayton	16/08/2005	2	1	1						1		0		0
NS/06/00225/FUL	Woodside Cottage, Howle, Newport, Shropshire, TF10 8AZ	15/03/2006	1	0	1						1		0		0
NS/06/00673/FUL	Bldgs At Lostford Hall, Lostford Lane, Wollerton, Market Drayton	12/04/2007	4	0	4						4		0		0
NS/07/00419/FUL	Dodecote Grange, Dodecote Drive, Childs Ercall, Market Drayton	18/04/2007	6	3	3						3		0		0
NS/07/01523/FUL	Wollerton Farm, Wollerton, Market Drayton	25/09/2007	1	0	1						1		0		0
NS/07/01850/FUL	4 St Marys Street, Market Drayton	01/11/2007	2	0	2						2		0		0
NS/07/02135/FUL	Haywood Farm, Haywood Lane, Cheswardine, Market Drayton	27/12/2007	6	0	6						6		0		0
NS/08/01173/FUL	Adj To 2 The Mount, Mount Lane, Market Drayton	20/08/2008	1	0	1						1		0		0
NS/08/01394/FUL	Wheatsheaf Inn, Soudley, Market Drayton	01/07/2009	2	0	2						2		0		0
NS/08/02032/FUL	74 Grove Gardens, Market Drayton, Shropshire, TF9 1HQ	13/01/2009	1	0	1						1		0		0
NS/09/70169/FUL	Church Farm, Moreton Saye, Market Drayton	12/06/2009	5	0	5						5		0		0
13/03185/REM	Land At Wallop Hall, Westbury, Shrewsbury	05/10/2016	1	0	1						1		0		0
14/04629/FUL	Office At Kimcot, 8 Pontesford Hill, Pontesbury, Shrewsbury, Shropshire, SY5 0UH.	07/04/2015	1	0	1						1		0		0
14/04998/OUT	Land Adj To 2 & 3 Brook Villas, Brookside, Pontesbury, Shrewsbury, Shropshire, SY5 0RY	14/09/2018	1	0	1						1		0		0
15/00227/FUL	Lower Farm, Habberley, Shrewsbury, Shropshire, SY5 0TP	30/06/2016	4	0	4						4		0		0
15/01045/FUL	Proposed Dwelling NW Of The Fishpools, Pontesford Hill, Pontesbury, Shropshire.	27/10/2015	1	0	1						1		0		0
15/01726/FUL	Barns At Brookside Farm, Pontesford, Shrewsbury, Shropshire.	28/10/2015	2	0	2						2		0		0
15/01982/REM	Proposed Dwelling SE Of Yew Tree Cottage, Off Grove Lane, Pontesbury, Shrewsbury, Shropshire.	23/10/2015	1	0	1						1		0		0
15/03944/FUL	Proposed Conversion At Bridge Mews, Minsterley, Shrewsbury, Shropshire, SY5 0BA	05/07/2016	2	0	2						2		0		0
15/04103/REM	Land North East Of David Avenue, Pontesbury, Shrewsbury, Shropshire.	13/01/2016	2	0	2						2		0		0
16/03114/REM	The Mount Nursery, Minsterley Road, Pontesbury, Shrewsbury, Shropshire	14/09/2017	2	0	2						2		0		0
16/04234/OUT	The Waterfall, Malehurst, Minsterley, Shrewsbury, Shropshire, SY5 0BX	05/06/2017	0	0	0						0		0		0
16/04429/COU	Ty Newydd, Ford Heath, Shrewsbury, Shropshire, SY5 9GZ	06/12/2016	1	0	1						1		0		0
16/04442/FUL	Park Farm, Minsterley, Shrewsbury, Shropshire, SY5 0DH	11/01/2017	5	0	5						5		0		0
16/04697/REM	Proposed Dwelling To The West of Back Lane, Pontesford, Shrewsbury, Shropshire.	23/06/2017	1	0	1						1		0		0
16/04745/OUT	Development Land To The West Of, Leigh Road, Minsterley, Shrewsbury, Shropshire	26/05/2017	2	0	2						2		0		0
16/05293/FUL	Workshop Waverley Cottage, Pontesbury Hill Road, Pontesbury, Shrewsbury, SY5 0YH	23/03/2017	1	0	1						1		0		0
17/00836/REM	Proposed Development Land, West Of Telephone Exchange, Hanwood, Shrewsbury, Shropshire	21/12/2017	25	17	8						8		0		0
17/02000/FUL	Brookfield Place, Plox Green Road, Minsterley, Shrewsbury, SY5 0BE	03/08/2017	-1	0	-1						-1		0		0
17/02541/FUL	Proposed Dwelling South Of Gylands, Little Minsterley, Minsterley, Shrewsbury, Shropshire	28/09/2017	1	0	1						1		0		0
17/02609/FUL	Land And Farm Buildings To The East Of Leigh Road, Minsterley, Shrewsbury, Shropshire	19/10/2017	7	0	7						7		0		0

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17/03099/FUL	Little Orchard, Lea Cross, Shrewsbury, Shropshire, SY5 8JE	04/09/2017	0	0	0						0		0		0
17/04286/FUL	Proposed Dwelling To The North Of Leigh Road, Minsterley, Shrewsbury, Shropshire	10/01/2018	1	0	1						1		0		0
17/05054/FUL	28 Linley Avenue, Pontesbury, Shrewsbury, SY5 0TE	12/12/2017	1	0	1						1		0		0
17/05709/REM	Land At Minsterley Road, Pontesbury, Shrewsbury, Shropshire	24/05/2019	18	0	18						18		0		0
18/00670/FUL	Proposed Dwelling At Ladyoak, Drury Lane, Minsterley, Shrewsbury, Shropshire	25/02/2020	1	0	1						1		0		0
18/03518/REM	Plox Green Garage, Snailbeach, Shrewsbury, Shropshire, SY5 0LN	28/03/2019	1	0	1						1		0		0
18/05670/FUL	Proposed Development Land Off Mount Close, Pontesbury, Shrewsbury, Shropshire, SY5 0RD	19/02/2020	18	0	18						18		0		0
19/00655/FUL	Plealey Methodist Church, Well Lane, Plealey, Shrewsbury, Shropshire, SY5 0UY	28/06/2019	1	0	1						1		0		0
19/01878/FUL	Honeysuckle Cottage, Cruckton, Shrewsbury, Shropshire, SY5 8PR	23/10/2019	1	0	1						1		0		0
19/02229/FUL	Hill Cottage, Top Road, Pontesbury, Shrewsbury, SY5 0YE	27/11/2019	0	0	0						0		0		0
19/02344/FUL	The Warehouse, Pontesford Hill, Pontesbury, Shrewsbury, SY5 0UB	25/10/2019	3	0	3						3		0		0
19/03598/FUL	Land Off, Horsebridge Road, Minsterley, Shrewsbury, Shropshire	19/11/2019	2	0	2						2		0		0
19/05597/FUL	Nills Plantation, Pontesbury Hill, Shrewsbury, Shropshire, SY5 0YL	18/03/2020	1	0	1						1		0		0
09/00255/REM	R/O Snipers House And West Of Ivy Cottage, Easthope, Much Wenlock	03/11/2009	1	0	1						1		0		0
12/01806/FUL	The Lydens, Station Road, Much Wenlock, Shropshire, TF13 6JE	08/07/2014	4	0	4						4		0		0
12/03174/FUL	Sheinwood Farm Barns, Sheinton, Much Wenlock, Shropshire, TF13 6NR	26/08/2016	1	0	1						1		0		0
12/04294/FUL	New House Farm, Shipton, Much Wenlock	26/09/2013	1	0	1						1		0		0
12/05152/FUL	New Dwelling At Church Farm Buildings, Kenley, Shrewsbury, Shropshire	11/04/2014	1	0	1						1		0		0
13/02800/FUL	Mapp Farm, Kenley, Shrewsbury, SY5 6NR	22/09/2014	1	0	1						1		0		0
13/04208/FUL	Barn At Maypole Bank, Kenley, Shrewsbury, Shropshire	09/10/2014	1	0	1						1		0		0
14/03196/FUL	Proposed Agricultural Workers Dwellings At Brockton, Much Wenlock, Shropshire	14/09/2017	2	0	2						2		0		0
14/04441/FUL	The Arc, Bourton, Much Wenlock, Shropshire	21/10/2015	1	0	1						1		0		0
14/05413/FUL	Rose Cottage, Aston Munslow, Craven Arms, Shropshire, SY7 9ER	07/04/2015	1	0	1						1		0		0
15/00323/FUL	Land To The East Of Bourton Road, Much Wenlock, Shropshire	28/06/2016	1	0	1						1		0		0
15/00862/VAR	Hill Farm, Bourton, Much Wenlock	12/10/2004	5	2	3						3		0		0
15/00878/FUL	Proposed Affordable Housing Development Site, Homer, Much Wenlock, Shropshire	04/10/2016	1	0	1						1		0		0
15/01711/FUL	Former Sorting Office, St Marys Lane, Much Wenlock, Shropshire, TF13 6HD	15/04/2016	1	0	1						1		0		0
15/02400/FUL	Proposed Affordable Dwelling NW Of Upper House Farm, Brockton, Much Wenlock, Shropshire	05/07/2016	1	0	1						1		0		0
15/02476/FUL	Forge Barn, S W Of Harley, Shrewsbury, Shropshire	18/12/2015	1	0	1						1		0		0
15/03249/FUL	Proposed Dwelling At Malthouse Farm, Stanton Long, Much Wenlock, Shropshire	14/09/2016	1	0	1						1		0		0
15/04539/FUL	Barn Conversion At Hill Farm, Bourton, Much Wenlock, Shropshire	16/12/2016	1	0	1						1		0		0
16/00752/FUL	Proposed Affordable Dwelling At Brockton, Much Wenlock, Shropshire	08/02/2017	1	0	1						1		0		0
16/04223/FUL	Barn Conversions At Hill Farm, Bourton, Much Wenlock, Shropshire	21/06/2017	6	0	6						6		0		0



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16/05296/FUL	Barn At Park Farm, Harley Road, Cressage, Shrewsbury, Shropshire	31/08/2017	1	0	1						1		0		0
17/00998/FUL	Proposed Residential Development Land North Of Victoria Road, 40 High Street, Much Wenlock, Shropshire	24/10/2017	3	0	3						3		0		0
17/01020/FUL	Land At Mardol House, King Street, Much Wenlock, Shropshire, TF13 6BL	09/05/2017	1	0	1						1		0		0
17/01087/FUL	Broomcroft Farm, Kenley, Shrewsbury, Shropshire, SY5 6NQ	16/07/2017	5	0	5						5		0		0
17/01196/FUL	Barn Adjacent Malt House, Stanton Long, Much Wenlock, Shropshire	20/09/2017	1	0	1						1		0		0
17/01867/FUL	Former Post Office, Park View, Buildwas, Telford, Shropshire, TF8 7BY	16/01/2018	1	0	1						1		0		0
17/02871/FUL	Land East Of Jessamine Cottage, Kenley, Shrewsbury, Shropshire	20/10/2017	1	0	1						1		0		0
17/03490/FUL	Proposed Affordable Dwelling To The East Of Bourton Road, Much Wenlock, Shropshire	04/09/2018	1	0	1						1		0		0
17/05042/FUL	The Homestead, Buildwas, Telford, Shropshire, TF8 7BX	17/09/2018	0	0	0						0		0		0
17/05513/FUL	Talbot Garage, Bourton Road, Much Wenlock, Shropshire, TF13 6AJ	17/01/2018	5	0	5						5		0		0
17/05723/FUL	Proposed Affordable Dwelling East Of Bourton Road, Much Wenlock, Shropshire	15/02/2019	1	0	1						1		0		0
17/05795/FUL	Abbey House, Much Wenlock Road, Buildwas, Telford, Shropshire, TF8 7BP	23/10/2018	1	0	1						1		0		0
18/00186/OUT	Land SW Of Home Farm, Buildwas, Shropshire	06/12/2018	3	0	3						3		0		0
18/01327/FUL	2 Saplins Lane, Buildwas, Telford, Shropshire, TF8 7DE	20/07/2018	0	0	0						0		0		0
18/02260/FUL	Proposed Barn Conversion To The West Of More Court, Brockton, Much Wenlock, Shropshire	17/09/2018	1	0	1						1		0		0
18/02756/REM	Appleby, Buildwas, Telford, Shropshire, TF8 7BX	05/09/2019	1	0	1						1		0		0
18/02773/REM	Appleby, Buildwas, Telford, Shropshire, TF8 7BX	28/09/2018	1	0	1						1		0		0
18/03596/REM	Land West Of Church Farm, Buildwas, Telford, Shropshire	10/12/2019	4	0	4						4		0		0
18/04113/FUL	Severn Edge Veterinary Centre, Victoria Road, Much Wenlock, Shropshire, TF13 6AH	24/01/2019	1	0	1						1		0		0
18/05075/FUL	The Wheatlands Bungalow, Station Road, Much Wenlock, Shropshire, TF13 6JE	16/01/2019	0	0	0						0		0		0
19/00155/FUL	40 High Street, Much Wenlock, Shropshire, TF13 6AQ	26/04/2019	1	0	1						1		0		0
19/00161/OUT	Brockton Farm, Brockton, Much Wenlock, Shropshire, TF13 6JR	07/11/2019	5	0	5						5		0		0
19/03026/FUL	15 High Street, Much Wenlock, Shropshire, TF13 6AA	22/10/2019	1	0	1						1		0		0
19/04672/FUL	Residential Annex At Callaughton Farmhouse, Callaughton, Much Wenlock, Shropshire	16/01/2020	1	0	1						1		0		0
BR/APP/FUL/00/0810	Woodhouse Farm, Off Farley Road, Wyke, Much Wenlock	15/02/2001	2	0	2						2		0		0
BR/APP/FUL/03/0403	Manor Farm, I317, Easthope, Much Wenlock	22/07/2003	2	0	2						2		0		0
SA/09/0029/F	Land At Church Farm, Buildwas, Telford	10/03/2009	4	1	3						3		0		0
10/02919/REM	Yew Tree Cottage, Ellesmere Road, St Martins, Oswestry	02/09/2010	4	0	4						4		0		0
10/03081/FUL	The Old Mill, Queens Head, Oswestry	06/10/2010	2	1	1						1		0		0
10/04149/FUL	Jones & Hughes Stone Merchants, Salop Road, Oswestry	19/11/2010	3	0	3						3		0		0
10/05252/FUL	Ivy House Farm, Knockin, Oswestry	13/09/2011	3	0	3						3		0		0
10/05336/FUL	Trepnal Farm, Crickheath, Oswestry	01/03/2011	3	0	3						3		0		0
11/02957/FUL	Land Adj Laundry Cottage, School Lane, Trefonen, Oswestry	03/02/2012	1	0	1						1		0		0
11/03157/FUL	Conversion Of Former Malthouse, Weirbrook, West Felton, Shropshire	23/11/2015	3	0	3						3		0		0
11/04458/FUL	Upper Craignant Farm, Selattyn, Oswestry	13/01/2012	2	0	2						2		0		0

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12/02476/FUL	The Miners Arms Morda, Oswestry, SY10 9NY	05/11/2014	2	0	2						2		0		0
12/03176/FUL	Hairdressing Salon, Station Road, Whittington, Shropshire, SY11 4DA	08/06/2016	1	0	1						1		0		0
12/03866/FUL	The Hollies, Dovaston, Kinnerley, Oswestry, Shropshire, SY10 8DS	19/01/2017	0	0	0						0		0		0
12/04154/OUT	Land Adjacent No 1 Mount Houses, Upper Chirk Bank, Chirk Bank, Shropshire, LL14 5DY	29/06/2016	1	0	1						1		0		0
13/01003/FUL	White House Barn, Middleton Road, Middleton, Oswestry	14/05/2013	-1	0	-1						-1		0		0
13/04711/OUT	Kenilworth Villa, Llanymynech, Shropshire, SY22 6LG	27/06/2016	1	0	1						1		0		0
13/04770/FUL	(Miners Cottage), Middle Forest, Wern Y Wiel, Treflach, Oswestry, Shropshire, SY10 9HT	14/08/2019	1	0	1						1		0		0
14/00892/OUT	The Beeches, Gobowen, Oswestry, Shropshire, SY11 3PH	05/10/2016	1	0	1						1		0		0
14/01038/FUL	Proposed Dwelling Corner Of Heather Bank And Fernhill Lane, Gobowen, Shropshire	11/08/2014	1	0	1						1		0		0
14/01986/OUT	Proposed Residential Development West Of Ty Draw, Oak Lane, Treflach, Shropshire	15/09/2017	4	0	4						4		0		0
14/03158/REM	Purton Villa, Church Street, Ruyton Xi Towns, Shrewsbury, Shropshire, SY4 1LA	27/02/2015	2	0	2						2		0		0
14/03184/FUL	Brogyntyn Hall, Brogyntyn, Oswestry, SY10 7DA	02/07/2015	69	0	69		1	25	25	18	69		0		0
14/03665/OUT	Garage Adjacent To The Last Inn, Hengoed, Shropshire	09/05/2017	4	0	4						4		0		0
14/03788/OUT	Proposed Dwelling To The South Of Top Street, Whittington, Shropshire	28/09/2016	1	0	1						1		0		0
14/03939/OUT	Trevor House Church Lane, St. Martins, Oswestry, SY11 3AP	29/06/2016	1	0	1						1		0		0
14/04168/OUT	Proposed Residential Development West Of Darlee Cottage, Brownhill, Ruyton Xi Towns, Shropshire	07/12/2015	2	0	2						2		0		0
14/04965/FUL	Land Adj 3 Hindford, Whittington, Oswestry, Shropshire, SY11 4NL	16/12/2015	2	0	2						2		0		0
14/05708/OUT	The Sawmills, Rhoswiell, Weston Rhyn, Oswestry, Shropshire, SY10 7TG	18/09/2017	62	0	62				25	25	50	12	12		0
14/05722/OUT	Land South Of Maple House, Station Road, Pant, Oswestry, Shropshire, SY10 9QL	09/06/2016	1	0	1						1		0		0
15/00717/OUT	Proposed Residential Development To The North Of Tregarthen Lane, Pant, Shropshire	15/08/2016	1	0	1						1		0		0
15/01049/OUT	Land At West Lea, Rhoswiell, Weston Rhyn, Shropshire	09/06/2016	1	0	1						1		0		0
15/01675/REM	New Dwelling, Plot 3 SW Of The Royal Oak, Treflach, Shropshire.	20/08/2015	1	0	1						1		0		0
15/02272/FUL	Proposed Development Land Between Brooklands And The Rise, Weston Rhyn, Shropshire	03/05/2016	3	1	2						2		0		0
15/02392/FUL	Land Adj White House, Crickheath, Oswestry, Shropshire, SY10 8BW	04/11/2016	1	0	1						1		0		0
15/03726/OUT	Land At Rhosyllan Farm, Overton Road, St Martins, Oswestry, Shropshire, SY11 3ER	15/08/2016	80	0	80		20	30	30		80		0		0
15/04319/REM	Land East Of Old Rectory, Selattyn, Shropshire	16/12/2015	9	0	9						9		0		0
15/04348/FUL	Former Store, Walnut House, Little Ness Road, Ruyton Xi Towns, Shropshire	23/12/2015	1	0	1						1		0		0
15/04473/REM	Land On North Side Of Whittington Road, Gobowen, Oswestry, Shropshire	13/04/2018	41	0	41						41		0		0
15/04690/REM	Proposed Residential Development Land East Of Kingfisher Way, Morda, Shropshire	29/07/2016	46	18	28						28		0		0
15/04968/REM	Proposed Residential Development To The South Of Fernhill Lane, Gobowen, Shropshire	16/01/2015	18	0	18						18		0		0
16/00902/REM	Land Including Storage Buildings/Offices, Argoed Road, Kinnerley, Oswestry, Shropshire, SY10 8DH	17/06/2016	18	12	6						6		0		0
16/01018/REM	Old Piggery, Park Hall, Shropshire, SY11 4AX	22/08/2016	44	8	36						36		0		0

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16/01094/REM	Proposed Residential Development Land At Maesbury Marsh, Shropshire	01/02/2017	4	0	4						4		0		0
16/01593/REM	Proposed Residential Development Land To The East Of Upper Church Street, Oswestry, Shropshire	21/10/2016	2	1	1						1		0		0
16/01667/REM	Land At The Grove, Penygarreg Lane, Pant, Oswestry, Shropshire, SY10 8JS	22/09/2016	2	1	1						1		0		0
16/01735/OUT	Land South Of Aspen Grange, Weston Rhyn, Shropshire	21/12/2017	32	0	32						32		0		0
16/02596/OUT	Proposed Dwelling West Of Eastwood, Wern, Weston Rhyn, Shropshire	19/12/2016	1	0	1						1		0		0
16/02952/FUL	39 Cabin Lane, Oswestry, Shropshire, SY11 2LS	06/09/2016	0	0	0						0		0		0
16/03136/REM	8A St. Martins Moor, St. Martins, Oswestry, SY10 7BQ	14/06/2017	2	1	1						1		0		0
16/03137/REM	Land Adjoining 8A, St. Martins Moor, St. Martins, Oswestry, SY10 7BQ	14/06/2017	2	0	2						2		0		0
16/03308/FUL	56 Hammonds Place, Gobowen, SY11 3PA	28/09/2016	1	0	1						1		0		0
16/03618/FUL	Land Adjacent To Mandolin, Pant, Oswestry, Shropshire, SY10 8LB	12/12/2016	1	0	1						1		0		0
16/03811/FUL	Agricultural Buildings At Llyncllys Hall Farm, Sweeney, Shropshire	22/11/2016	2	0	2						2		0		0
16/04426/FUL	The Smithfield Hotel, 1 Salop Road, Oswestry, SY11 2NR	14/03/2017	7	0	7						7		0		0
16/04719/FUL	Proposed Residential Development Opposite School, Kinnerley, Shropshire	14/03/2019	18	0	18						18		0		0
16/04778/FUL	Land Off Daisy Lane, Whittington, Shropshire	22/03/2017	1	0	1						1		0		0
16/05105/FUL	Proposed Residential Development Off Oswalds Place, Oswalds Well Lane, Oswestry, Shropshire, SY11 2TF	21/02/2017	4	0	4						4		0		0
16/05108/VAR	The Woodlands Hotel, Middleton Road, Oswestry, Shropshire, SY11 2PS	22/05/2019	10	0	10						10		0		0
16/05110/FUL	Land West Of Burma Road, Park Hall, Shropshire	26/02/2018	4	0	4						4		0		0
16/05302/REM	Land East Of Barley Meadows, Llanymynech, Shropshire	15/05/2017	35	18	17						17		0		0
16/05336/REM	Proposed Residential Development Land At The Cross, West Felton, Shropshire	19/02/2018	25	0	25						25		0		0
16/05552/REM	Tilings, Whittington Road, Gobowen, SY11 3NA	06/08/2017	15	0	15						15		0		0
17/00117/FUL	Proposed Affordable Dwelling To The North Of Maesbrook, Shropshire	14/08/2017	1	0	1						1		0		0
17/00248/FUL	Building North Of Henbarns Farm, Haughton, West Felton, Shropshire	27/04/2017	1	0	1						1		0		0
17/00603/FUL	Dallas, 32 Upper Church Street, Oswestry, SY11 2AE	06/04/2017	8	0	8						8		0		0
17/00631/FUL	Proposed Residential Development Land West Of Greenpastures, Weston Lane, Oswestry, Shropshire	13/09/2017	1	0	1						1		0		0
17/00703/FUL	Proposed Dwelling Adjacent 1 Police Houses, St Martins Road, Gobowen, Shropshire	13/04/2017	1	0	1						1		0		0
17/01017/FUL	Land Adjacent To No. 4 Hindford, Hindford, Whittington, Shropshire	16/05/2017	2	0	2						2		0		0
17/01399/OUT	The Elms, Middleton, Oswestry, Shropshire, SY11 4LT	04/02/2019	1	0	1						1		0		0
17/01422/FUL	Proposed Dwelling Adjacent Sunnybank, Old Whittington Road, Gobowen	16/08/2017	1	0	1						1		0		0
17/02117/FUL	Proposed Dwelling Adj The Meadows, Broomhall Lane, Oswestry, Shropshire	21/06/2017	1	0	1						1		0		0
17/02631/FUL	Adjacent Plas Cerrig, (Plot 4), Wern, Weston Rhyn, Shropshire	23/10/2017	1	0	1						1		0		0
17/02686/FUL	Walnut Croft, By Pass Road, Gobowen, Oswestry, Shropshire, SY11 3JJ	09/08/2017	-1	0	-1						-1		0		0
17/02838/FUL	Highfawr Cottage, Racecourse Road, Oswestry, Shropshire, SY10 7PJ	04/08/2017	0	0	0						0		0		0

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17/02902/FUL	Queen Anne Coffee Lounge, 29A Bailey Street, Oswestry, Shropshire, SY11 1PX	10/08/2017	1	0	1						1		0		0
17/03363/FUL	Carpenters Shed, Halston Hall, Whittington, Oswestry, Shropshire, SY11 4NS	23/03/2018	1	0	1						1		0		0
17/03446/FUL	Land (Plot 1) South Of Chapel Lane, Knockin Heath, Oswestry, Shropshire	16/07/2018	1	0	1						1		0		0
17/03447/FUL	Land (Plot 2) South Of Chapel Lane, Knockin Heath, Oswestry, Shropshire	16/07/2018	1	0	1						1		0		0
17/03448/FUL	Land (Plot 3) South Of Chapel Lane, Knockin Heath, Oswestry, Shropshire	16/07/2018	1	0	1						1		0		0
17/03677/REM, 17/03678/REM, 17/03679/REM, 17/03680/REM, and 17/03690/REM	Land West Of Artillery Road, Park Hall, Shropshire	27/08/2014	25	0	25						25		0		0
17/03716/FUL	Proposed Residential Development Land South Of Llys Hill, Middleton Road, Oswestry, Shropshire	14/03/2018	3	0	3						3		0		0
17/03835/FUL	Fach Farm House, Laburnum Cottage, Junction To Fach, St Martins, Oswestry, Shropshire, SY11 3ET	09/03/2018	3	0	3						3		0		0
17/04207/REM	Land South Of Firbank, Gyrn Road, Selattyn, Shropshire	13/11/2017	1	0	1						1		0		0
17/04337/OUT	Proposed Dwelling East Of Sandstone Cottages, Chapel Lane, Knockin Heath, Shropshire	21/11/2017	1	0	1						1		0		0
17/04401/FUL	Land South East Of Rosedale, Maesbrook, Oswestry, Shropshire, SY10 8QN	17/05/2018	1	0	1						1		0		0
17/04440/REM 15/01687/OUT	Land North Of River Tanat, Llanyblodwel, Shropshire	04/11/2016	4	0	4						4		0		0
17/05019/FUL	Proposed Barn Conversions At Greenfields, Maesbrook, Shropshire	23/01/2018	2	0	2						2		0		0
17/05248/FUL	Proposed Barn Conversion At Grange Farm, Edgerley, Kinnerley, Shropshire	24/04/2018	1	0	1						1		0		0
17/06032/FUL	Land Adjacent Bryn Derw, Upper Chirk Bank, Chirk Bank, Shropshire	08/03/2019	7	0	7						7		0		0
17/06047/FUL	Proposed Residential Development South Of Clifton Villas, Queens Head, Shropshire	15/03/2019	6	0	6						6		0		0
17/06151/FUL	Racing Stables At, Tedsmore Hall, Tedsmore, West Felton, Oswestry, Shropshire, SY11 4HD	30/05/2018	4	0	4						4		0		0
18/00018/OUT	Proposed Residential Development Land Off Southlands Avenue, Gobowen, Shropshire	07/11/2018	27	0	27						27		0		0
18/00519/OUT	1 Mayfields, Bankfields Lane, Kinnerley, SY10 8DF	17/07/2018	2	0	2						2		0		0
18/00939/REM	Lower House Farm, Knockin, Oswestry, Shropshire, SY10 8HJ	23/11/2018	17	9	8						8		0		0
18/01055/FUL	15-15A Cross Street, Oswestry, SY11 2NF	02/07/2018	3	0	3						3		0		0
18/01436/FUL	Residential Development Land Adj Willow Bank, Hengoed, Shropshire	16/07/2018	13	0	13						13		0		0
18/01655/REM	Land West Of Homestead, Kinnerley Road, Knockin, Shropshire	25/06/2018	3	0	3						3		0		0
18/01724/REM	Development Land To The West Of Rockwell Lane, Pant, Shropshire	06/03/2019	2	0	2						2		0		0
18/01990/FUL	Development Land SE Of Whittington Primary School, Station Road, Whittington, Shropshire	12/06/2019	34	0	34						34		0		0
18/02123/REM	Proposed Residential Development Adj Henlle Park Golf Club, Chirk Road, Gobowen, Shropshire	15/10/2018	6	0	6						6		0		0
18/02140/OUT	Proposed Residential Development Land To The West Of Weston Lane, Oswestry, Shropshire	26/10/2018	6	0	6						6		0		0
18/02584/FUL	The Lodge, Llanymynech, Shropshire, SY22 6LQ	02/05/2019	0	0	0						0		0		0
18/02681/REM	104 Llwyn Road, Oswestry, Shropshire, SY11 1EW	26/11/2019	10	0	10						10		0		0

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18/02928/FUL	Proposed Residential Development Adj. Magistrates Court, Holbache Road, Oswestry, SY11 1RJ	21/06/2019	10	0	10						10		0		0
18/02986/FUL	Earlshaw, Weston Rhyn, Oswestry, Shropshire, SY10 7RN	15/03/2019	2	1	1						1		0		0
18/03529/FUL	Yew Tree Cottage, Hengoed, Oswestry, Shropshire, SY10 7AD	02/10/2019	0	0	0						0		0		0
18/03771/FUL	81 Beatrice Street, Oswestry, Shropshire, SY11 1HL	28/11/2018	3	0	3						3		0		0
18/03879/FUL	New House Farm, Pen-Y-Bryn, St Martins, Oswestry, Shropshire, SY11 3DS	08/02/2019	0	0	0						0		0		0
18/04122/FUL	Outbuilding At Plas Cerrig Cottage, Plas Cerrig Lane, Llanymynech, Shropshire, SY22 6LQ	22/01/2019	1	0	1						1		0		0
18/04207/FUL	Barn To The East Of Ball Lane, Maesbury, Shropshire	15/11/2018	1	0	1						1		0		0
18/04229/FUL	Conversion Of Barn North Of Bryn Benlli, Turners Lane, Llyncllys, Shropshire	09/11/2018	1	0	1						1		0		0
18/04408/REM	Proposed Residential Development To The North Of Tregarthen Lane, Pant, Shropshire	28/01/2019	1	0	1						1		0		0
18/04648/FUL	Little Underhill, Racecourse Road, Oswestry, SY10 7PN	07/11/2018	-1	0	-1						-1		0		0
18/05057/FUL	Oakfield, Middleton Road, Oswestry, Shropshire, SY11 4LU	29/05/2019	3	0	3						3		0		0
18/05137/OUT	Severn Moorhens, Edgerley, Oswestry, Shropshire, SY10 8ES	15/02/2019	0	0	0						0		0		0
18/05230/FUL	Ifton Hall Farm, Ifton Heath, St Martins, Oswestry, Shropshire, SY11 3DN	19/08/2019	3	0	3						3		0		0
18/05307/FUL	Bank House, Selattyn, Oswestry, Shropshire, SY10 7DX	18/07/2019	0	0	0						0		0		0
18/05600/FUL	16B Bailey Street, Oswestry, Shropshire, SY11 1PU	14/02/2019	4	0	4						4		0		0
19/00061/REM	Land Adjacent To 69 New Ifton, St Martins, Oswestry, Shropshire, SY11 3AA	13/03/2019	1	0	1						1		0		0
19/00230/FUL	Plot 2, Tregarthen Lane, Pant, Shropshire, SY10 8LF	04/06/2019	1	0	1						1		0		0
19/00317/FUL	Clifton House, Little Ness Road, Ruyton Xi Towns, SY4 1NB	03/05/2019	1	0	1						1		0		0
19/00645/FUL	Redundant Mill Building, Wern Mill, Selattyn, Shropshire	04/10/2019	1	0	1						1		0		0
19/00692/FUL	Proposed Barn Conversion Adjacent Corner House, Wigmarsh, West Felton, Shropshire	10/04/2019	1	0	1						1		0		0
19/00995/FUL	Yew Tree Farm, Queens Head, Oswestry, Shropshire, SY11 4LL	22/08/2019	0	0	0						0		0		0
19/01012/OUT	Kilinside, Porth-y-waen, Oswestry, Shropshire, SY10 8LY	10/09/2019	3	0	3						3		0		0
19/01022/OUT	Proposed Dwelling To The North Of Morda Close, Oswestry, Shropshire	14/06/2019	1	0	1						1		0		0
19/01227/FUL	Proposed Dwelling To The North Of Moors Lane, St Martins Moor, Shropshire	19/07/2019	1	0	1						1		0		0
19/01246/FUL	Proposed Barn Conversion At The Gyrn Farm, Gyrn Road, Selattyn, Shropshire	27/09/2019	1	0	1						1		0		0
19/01662/FUL	Ruyton Xi Towns United Reform Church, School Road, Ruyton Xi Towns, SY4 1JT	10/07/2019	1	0	1						1		0		0
19/01725/FUL	9 Oak Street, Oswestry, Shropshire, SY11 1LR	10/06/2019	3	0	3						3		0		0
19/02396/REM	Proposed Dwelling South Of Walnut Croft, By Pass Road, Gobowen, Shropshire	12/07/2019	1	0	1						1		0		0
19/02458/FUL	Land East Of Overton Road, Ifton Heath, St Martins, Shropshire	05/08/2019	2	0	2						2		0		0
19/02744/FUL	Barn At Bank Farm, Tedsmore, West Felton, Shropshire	17/10/2019	1	0	1						1		0		0
19/03145/FUL	Dwelling At Former Hairdressing Salon, Station Road, Whittington, Shropshire, SY11 4DA	04/02/2020	1	0	1						1		0		0

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19/03738/FUL	The Old Congregational School, School Road, Ruyton XI Towns, Shrewsbury, Shropshire, SY4 1JT	24/01/2020	1	0	1						1		0		0
19/04448/FUL	30 Cherry Tree Drive, St Martins, Shropshire, SY11 3EQ	18/11/2019	1	0	1						1		0		0
19/04583/FUL	37 Caer Road, Oswestry, Shropshire, SY11 1EB	09/12/2019	1	0	1						1		0		0
19/05007/FUL	Greyhound Hotel, Willow Street, Oswestry, SY11 1AJ	13/03/2020	3	0	3						3		0		0
19/05047/FUL	Bromelys Hideaway, 3A Willow Street, Oswestry, Shropshire, SY11 1AF	25/02/2020	1	0	1						1		0		0
19/05465/FUL	59 Willow Street, Oswestry, Shropshire, SY11 1AQ	26/02/2020	3	0	3						3		0		0
20/00112/FUL	16 Upper Brook Street, Oswestry, Shropshire, SY11 2TB	11/03/2020	1	0	1						1		0		0
20/00168/FUL	Proposed Residential Development West Of Artillery Road, Park Hall, Shropshire	26/02/2020	6	0	6						6		0		0
20/00391/REM	Land To The North Of Riversdale, Church Street, Ruyton XI Towns, Shropshire	18/03/2020	5	0	5						5		0		0
20/00576/REM	Land North Of The Miners Arms, Morda Bank, Morda, Shropshire	23/03/2020	8	0	8						8		0		0
OS/01/11811/FUL	Llynclys Hall Farm, Sweeney, Oswestry	09/08/2002	2	0	2						2		0		0
OS/04/13076/FUL	13 Oak Street, Oswestry	28/08/2008	24	0	24						24		0		0
OS/04/13131/REM	Orchardside, Llynclys, Oswestry	16/04/2004	0	0	0						0		0		0
OS/04/13172/FUL	Adj Herschell House, Station Road, Whittington, Oswestry	09/06/2004	1	0	1						1		0		0
OS/04/13533/FUL	Wernlas, Maesbrook, Oswestry	31/03/2005	1	0	1						1		0		0
OS/05/13733/FUL	Mount Pleasant, Ellesmere Road, St Martins, Oswestry	20/07/2005	6	0	6						6		0		0
OS/05/14101/FUL	Lower Wykey Farm, Wykey, Ruyton XI Towns, Shrewsbury, Shropshire, SY4 1JA	19/12/2005	2	1	1						1		0		0
OS/06/14210/FUL	Daywell Farm, Daywall, Gobowen, Oswestry	30/03/2006	3	0	3						3		0		0
OS/06/14398/FUL	Pentre, Kendrick, Old Chirk Road, Weston Rhyn, Oswestry	26/06/2006	3	0	3						3		0		0
OS/06/14437/FUL	The Hollies, Kinnerley, Oswestry	25/07/2006	0	0	0						0		0		0
OS/07/15003/REM	Land Off Morda Road, Oswestry	18/07/2007	1	0	1						1		0		0
OS/07/15243/FUL	Land Adj Offa Cottage, Chapel Lane, Trefonen, Oswestry	13/11/2007	1	0	1						1		0		0
OS/07/15325/REM	Adj Anvic House, Rhoswel, Weston Rhyn, Oswestry	15/01/2008	1	0	1						1		0		0
OS/08/15427/FUL	Land At Olden Lane, Ruyton XI Towns, Shrewsbury	21/05/2008	2	0	2						2		0		0
OS/08/15765/FUL	Babbinswood Farm, Berghill Lane, Whittington, Oswestry	26/11/2008	3	0	3						3		0		0
OS/09/15915/FUL	Part Enclosure, OS 2327, Knockin, Oswestry	11/03/2009	1	0	1						1		0		0
OS/09/15927/FUL	Little Trehowell, Chirk, Wrexham	17/03/2009	2	0	2						2		0		0
OS1992/08058	Plot 1&2, The Wern, Weston Rhyn	01/03/1993	2	1	1						1		0		0
OS1993/08125	Wykey House, Wykey, Ruyton XI Towns	01/04/1993	4	3	1						1		0		0
OS1994/08715	Brook House, Llanyblodwel	01/01/1995	1	0	1						1		0		0
17/02610/OUT	Proposed Residential Development Land And Farm Buildings To The East Of Leigh Road, Minsterley, Shrewsbury, Shropshire	11/09/2019	14	0	14						14		0		0
17/05554/FUL	Land To The North Of Hall Bank, Pontesbury, Shrewsbury, Shropshire	10/09/2018	86	59	27	27					27		0		0
17/05951/OUT	Proposed Dwelling To The South Of Breidden Cottage, Shrewsbury Road, Pontesbury, Shrewsbury, Shropshire	04/05/2018	1	0	1						1		0		0
18/00569/FUL	Grinleys Cottage, Asterley, Minsterley, Shrewsbury, Shropshire	20/08/2018	1	0	1						1		0		0
18/00705/FUL	Proposed Residential Development East Of The Warehouse, Pontesford Hill, Pontesbury, Shropshire	09/11/2018	1	0	1						1		0		0
18/01347/FUL	Wingfield Farm, Pontesbury, Shrewsbury, Shropshire	18/12/2018	1	0	1						1		0		0

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18/01778/FUL	Proposed Affordable Dwelling, North West Of 5 Plealey, Shrewsbury, Shropshire	21/09/2018	1	0	1						1		0		0
18/02238/FUL	Plot Adjoining Dalewood, Shrewsbury Road, Pontesbury, Shrewsbury, Shropshire	16/07/2018	1	0	1						1		0		0
18/02297/FUL	Proposed Residential Development East Of The Warehouse, Pontesford Hill, Pontesbury, Shropshire	18/01/2019	2	0	2						2		0		0
18/03671/OUT	Proposed Dwelling To The South Of Breidden Cottage, Shrewsbury Road, Pontesbury, Shrewsbury, Shropshire	14/01/2019	1	0	1						1		0		0
18/05802/OUT	Residential Development North Of Leigh Road, Minsterley, Shrewsbury, Shropshire	07/08/2019	28	0	28						28		0		0
09/03465/FUL	Whiteladies Farm, Shackerley Lane, Cosford, Shifnal	12/01/2011	7	0	7						7		0		0
10/05055/FUL	Red Hill Farm, Redhill, Shifnal	17/01/2011	7	3	4						4		0		0
15/00390/COU	Stockton Buildings, Stockton, Shifnal, Shropshire, TF11 9EF	27/03/2015	-1	0	-1						-1		0		0
15/01390/REM	Proposed Residential Development Land, N Of Haughton Road, Shifnal, Shropshire	15/07/2015	184	157	27	27					27		0		0
15/01741/REM	Proposed Residential Development Land, North Of Haughton Road, Shifnal, Shropshire	17/08/2015	216	157	59	54	5				59		0		0
15/04034/FUL	Proposed Barn Conversions At Chadwell Court, Chadwell, Newport, Shropshire	14/03/2016	3	0	3						3		0		0
16/00646/REM	Development Land North East Of Stone Drive, Shifnal, Shropshire	25/05/2016	74	69	4	4					4		0		0
17/01001/FUL	Coach House Flat, Haughton Grange, Haughton Village, Shifnal, Shropshire, TF11 8HR	23/05/2017	1	0	1						1		0		0
17/02636/FUL	Proposed Dwelling, North East Of Park Farm, Wolverhampton Road, Shifnal, Shropshire	12/01/2018	1	0	1						1		0		0
17/03311/FUL	Proposed Residential Development SE Of Kemberton Cottage, Mill Lane, Kemberton, Shifnal, Shropshire	13/03/2018	1	0	1						1		0		0
17/03387/COU	Anvil Inn, 22 Aston Road, Shifnal, TF11 8DU	22/11/2017	1	0	1						1		0		0
17/04653/FUL	Proposed Dwelling At Redhill Stud, Crackleybank, Sheriffhales, Shropshire	14/11/2018	1	0	1						1		0		0
17/05982/REM	Development Land North East Of Stone Drive, Shifnal, Shropshire	27/03/2018	70	40	30	30					30		0		0
17/06101/FUL	Land To The Rear Of Tudor Court, Aston Road, Shifnal, Shropshire, TF11 8DU	22/03/2018	2	0	2						2		0		0
18/00171/OUT	Proposed Dwelling On The West Of Park Lane, Shifnal, Shropshire	26/04/2018	1	0	1						1		0		0
18/00726/REM	Land Between Lawton Road And Stanton Road, Shifnal, Shropshire	14/05/2018	99	61	38	38					38		0		0
18/00877/FUL	Village Farm Lodge, Sheriffhales, Shropshire, TF11 8RD	24/04/2018	1	0	1						1		0		0
18/02822/FUL	Proposed Residential Conversion, The Uplands, Wolverhampton Road, Shifnal, Shropshire, TF11 9HA	14/11/2018	3	0	3						3		0		0
18/03761/FUL	Proposed Residential Development Land To The East Of Park Lane, Shifnal, Shropshire	11/11/2019	1	0	1						1		0		0
18/03993/FUL	Stables At Tong Forge, Shifnal, Shropshire	01/03/2019	1	0	1						1		0		0
19/00494/REM	Land Between Lawton Road And Stanton Road, Shifnal, Shropshire	29/04/2019	70	0	70	35	35				70		0		0
19/00630/FUL	Proposed Affordable Dwelling To The South Of Field House, Field Lane, Kemberton, Shifnal, Shropshire	26/06/2019	1	0	1						1		0		0
19/01526/FUL	Development Land North East Of Stone Drive, Shifnal, Shropshire	14/10/2019	15	2	13	13					13		0		0
19/01527/REM	Development Land North East Of Stone Drive, Shifnal, Shropshire	08/07/2019	105	0	105		21	54	30		105		0		0
19/02560/FUL	Barn At Village Farm, Sheriffhales, Shifnal, Shropshire, TF11 8RD	16/07/2019	1	0	1						1		0		0

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19/02642/FUL	Proposed Dwelling At Common Farm, Sheriffhales, Shropshire	18/02/2020	0	0	0						0		0		0
19/03201/COU	The Granary Stables, Middle Wyke, The Wyke, Shifnal, Shropshire, TF11 9PP	12/09/2019	1	0	1						1		0		0
19/05217/FUL	The Mansions, 43 Broadway, Shifnal, Shropshire, TF11 8BB	22/01/2020	-1	0	-1						-1		0		0
BR/APP/FUL/06/0208	Land Opp 3 Shrewsbury Road, Shifnal	23/05/2006	3	0	3						3		0		0
BR/APP/FUL/07/0910	7 Shrewsbury Road, Shifnal	21/12/2007	1	0	1						1		0		0
09/02275/REM	Land At Lower Newton Farm, Yockleton, Shrewsbury	04/12/2009	1	0	1						1		0		0
09/02371/FUL	The Gables, Cross Houses, Shrewsbury	23/10/2009	2	0	2						2		0		0
09/03094/FUL	Adj T0 Lornicera, Marche Lane, Halfway House, Shrewsbury	21/12/2009	2	0	2						2		0		0
10/00564/FUL	Builders Yard, Red Barn Lane, Shrewsbury	22/12/2011	1	0	1						1		0		0
10/01008/FUL	Land Adj Daisyfields, Marche Lane, Halfway House, Shrewsbury	06/05/2010	1	0	1						1		0		0
10/03237/OUT	Flax Mill, St Michaels Street, Shrewsbury	05/11/2010	120	0	120			15	38	38	91	29	29		0
10/04564/COU	22 - 24 Frankwell, Shrewsbury	13/12/2010	2	1	1						1		0		0
10/05075/FUL	Yeaton Manor, Yeaton, Baschurch, Shrewsbury	17/01/2011	4	0	4						4		0		0
10/05179/FUL	The Poplars, Great Ness, Shrewsbury	04/03/2011	1	0	1						1		0		0
10/05192/FUL	Wheatley Farm, Battlefield, Shrewsbury	15/02/2011	2	1	1						1		0		0
11/00696/FUL	St Davids Presbyterian Church, Belmont Bank, Shrewsbury	03/05/2011	1	0	1						1		0		0
11/00763/FUL	Coton Hill Farm, Corporation Lane, Shrewsbury	21/06/2011	1	0	1						1		0		0
11/01017/FUL	Downton Farm, Upton Magna, Shrewsbury	07/06/2011	13	0	13						13		0		0
11/02568/FUL	Land At Former Water Tower, Wilcot Avenue, Wilcote, Shrewsbury, Shropshire	13/06/2016	4	0	4						4		0		0
11/05365/FUL	Shrubbery Farm, Hinton, Shrewsbury, SY5 9PZ	26/09/2013	2	1	1						1		0		0
12/00074/FUL	Land Adj 2 Moorland Cottages, Station Road, Baschurch, Shrewsbury	30/05/2013	11	0	11						11		0		0
12/01210/FUL	Barn At Middle, Shadymoor Farm, Dorrington, Shrewsbury	24/07/2012	1	0	1						1		0		0
12/01317/FUL	Windy Ridge, Alderton, Nesscliffe, Shrewsbury, Shropshire, SY4 1AP	26/08/2014	2	1	1						1		0		0
12/01959/FUL	Lower House Farm, Off B4386, Yockleton, Shrewsbury, SY5 9PZ	07/03/2013	1	0	1						1		0		0
12/02933/FUL	Land Adj 1 The Cottages, Hopton, Nesscliffe, Shrewsbury, Shropshire	16/07/2014	2	0	2						2		0		0
12/03671/FUL	Land Adj 1 Quarry View, Cound, Shrewsbury, Shropshire, SY5 6EL	18/02/2014	1	0	1						1		0		0
13/00471/REM	Adj To 94 London Road, Shrewsbury	29/05/2013	1	0	1						1		0		0
13/00651/FUL	Ryton Grange, Longnor, Shrewsbury, Shropshire, SY5 7LW	28/02/2014	2	0	2						2		0		0
13/00893/FUL	Sutton Grange, Oteley Road, Shrewsbury, SY2 6QL	09/05/2014	291	158	133	38	38	38	19		133		0		0
13/01024/FUL	Fitz Farm, Mytton, Shrewsbury, Shropshire, SY4 3AS	02/09/2015	4	0	4						4		0		0
13/01108/FUL	Land Adj Grafton House, Grafton, Shrewsbury, Shropshire	05/07/2016	3	0	3						3		0		0
13/02067/FUL	The Cock Inn, Hanwood, Shrewsbury, Shropshire, SY5 8LJ	10/09/2014	2	0	2						2		0		0
13/02861/FUL	Old Estate Yeard, Sundorne Castle, Uffington, Shrewsbury	16/09/2013	1	0	1						1		0		0
13/03158/FUL	Bings Heath Farm, Bings Heath, Shrewsbury, SY4 4BZ	21/02/2014	1	0	1						1		0		0
13/03309/FUL	Old Bush Inn, 141 Abbey Foregate, Shrewsbury, SY2 6AP	26/01/2016	8	4	3						3		0		0
13/03463/FUL	Outbuildings Adjacent Oaks Cottages, The Oaks, Wrentall, Shrewsbury, Shropshire	07/04/2014	3	0	3						3		0		0
13/04318/FUL	St. Chads Farm, Nesscliffe, Shrewsbury, SY4 1DG	10/06/2016	2	0	2						2		0		0
13/04790/FUL	Bicton Hall, Bicton Lane, Bicton, Shrewsbury, SY3 8EU	24/04/2015	2	0	2						2		0		0



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13/04844/OUT	Land Adj Creden, Oteley Road, Shrewsbury, Shropshire, SY2 6QH	16/07/2014	1	0	1						1		0		0
14/00155/FUL	Land Adjacent To Condoover Fishing Pools, Condoover Park, Condoover, Shrewsbury, Shropshire	02/04/2015	1	0	1						1		0		0
14/00246/OUT	Development Of Land At Churncote/Bicton/Bicton Heath Off Welshpool Road, Shrewsbury, Shropshire	13/09/2019	296	0	296			38	38	38	114	38	38	144	144
14/00412/FUL	Old Three Pigeons, Nesscliffe, Shrewsbury, SY4 1DB	16/06/2016	2	0	2						2		0		0
14/00582/FUL	Land Adj Chronicle House, Chester Street, Shrewsbury, SY1 2DJ	12/12/2014	13	6	7						7		0		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		0
14/01327/OUT	4 Felton Butler Cottages, Nesscliffe, Shrewsbury, Shropshire, SY4 1AS	07/04/2016	1	0	1						1		0		0
14/01384/FUL	Garage Opposite The Rope Walk, Lyth Hill, Shrewsbury, Shropshire	28/07/2014	1	0	1						1		0		0
14/01458/FUL	Hall Farm, Summerhouse Lane, Longden, Shrewsbury, SY5 8HA	08/12/2015	3	2	1						1		0		0
14/01945/FUL	Proposed Residential Development Land At Wilcott, Shrewsbury, Shropshire	10/04/2015	2	0	2						2		0		0
14/02230/OUT	Proposed Dwelling South Of The Firs, Exfords Green, Shrewsbury, Shropshire	18/09/2016	1	0	1						1		0		0
14/02779/FUL	Garages At Former Meb Substation, Copthorne Road, Shrewsbury, Shropshire	05/03/2015	1	0	1						1		0		0
14/03166/FUL	Land At Ness Strange, Great Ness, Nesscliffe, Shropshire	24/09/2015	1	0	1						1		0		0
14/03844/REM	Proposed Residential Development South Of Mytton Oak Road, Shrewsbury, Shropshire	11/12/2014	425	305	120	57	57	6			120		0		0
14/03858/FUL	Proposed Earth Sheltered Eco Dwelling At Hopton, Nesscliffe, Shrewsbury, Shropshire	02/07/2015	1	0	1						1		0		0
14/04428/OUT	Development Land To The South Of Oteley Road, Shrewsbury, Shropshire	23/06/2015	201	0	201		15	38	38	75	166	35	35		0
14/04630/VAR	Windmill Farm, Rowton, Shrewsbury, Shropshire, SY5 9EJ	28/05/2015	3	0	3						3		0		0
14/05563/FUL	8 Claremont Bank, Shrewsbury, Shropshire, SY1 1RW	02/03/2015	1	0	1						1		0		0
15/00156/OUT	Proposed Dwelling East Of The Limes, Limes Paddock, Dorrington, Shrewsbury, Shropshire	07/07/2016	1	0	1						1		0		0
15/00538/FUL	Calluna Station Road, Baschurch, Baschurch, Nr Shrewsbury, Shropshire, SY4 2BB	06/06/2016	1	0	1						1		0		0
15/00586/FUL	Boreatton Hall, Boreatton, Baschurch, Shrewsbury, Shropshire, SY4 2EP	01/07/2015	1	0	1						1		0		0
15/00636/FUL	Mytton Hall, Mytton, Shrewsbury, Shropshire, SY4 1EU	29/04/2015	1	0	1						1		0		0
15/00779/REM	Development Land At Mousecroft Lane/Longden Road, Shrewsbury, Shropshire	26/10/2015	171	113	58	38	20				58		0		0
15/01235/OUT	The Chapel, Well Lane, Hopton, Shrewsbury, SY4 1DH	03/05/2016	2	0	2						2		0		0
15/01692/FUL	Rosedale, Wollaston, Shrewsbury, Shropshire, SY5 9DS	21/04/2016	0	0	0						0		0		0
15/02282/FUL	Stable North Of The Hollies, Weston Lullingfields, Shropshire	07/06/2016	1	0	1						1		0		0
15/03628/REM	Development Land Adjacent The Old Shop, Halfway House, Shrewsbury, Shropshire	19/10/2015	2	0	2						2		0		0
15/03651/FUL	Workshop North East Of The Rope Walk, Lyth Hill, Shrewsbury, Shropshire	19/02/2016	1	0	1						1		0		0
15/04310/FUL	Proposed Barn Conversion Adjacent Holly Bush Cottage, Shoothill, Ford, Shrewsbury, Shropshire	13/06/2016	1	0	1						1		0		0

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15/04542/FUL	Land South West Of Longden Common, Shrewsbury, Shropshire	30/01/2017	1	0	1						1		0		0
15/04703/FUL	Hilley Farm, Pentre, Shrewsbury, Shropshire, SY4 1BP	01/09/2016	3	0	3						3		0		0
15/04704/FUL	Hilley Farm, Pentre, Shrewsbury, Shropshire, SY4 1BP	22/09/2016	2	0	2						2		0		0
15/04731/FUL	Land West Of 18 The Mount, Shrewsbury, Shropshire	23/06/2016	1	0	1						1		0		0
15/05292/FUL	Albrightlee House, Albrightlee, Shrewsbury, Shropshire, SY4 4EE	07/06/2016	1	0	1						1		0		0
15/05337/OUT	Land To The West Of Battlefield Road, Shrewsbury, Shropshire	08/09/2016	100	0	100			25	38	37	100		0		0
16/00189/REM	Land Adj. To Holcroft Way, Cross Houses, Shrewsbury, Shropshire	08/06/2016	35	16	19						19		0		0
16/00670/REM	Proposed Development Land West Of Nesscliffe Hotel, Nesscliffe, Shrewsbury, Shropshire	26/05/2017	10	0	10						10		0		0
16/00706/FUL	107 Rowton Road, Shrewsbury, Shropshire, SY2 6JA	24/06/2016	1	0	1						1		0		0
16/00714/FUL	Lower Trefnant Farm, Winnington, Halfway House, Shrewsbury, Shropshire, SY5 9DL	24/05/2017	2	0	2						2		0		0
16/00725/FUL	Mytton Mill, Forton Heath, Montford Bridge, Shrewsbury, SY4 1HA	28/02/2017	12	0	12						12		0		0
16/01008/REM	Proposed Residential Development, East Of Welbatch Farm, Hookagate, Shrewsbury, Shropshire	03/06/2016	2	0	2						2		0		0
16/01009/REM	Development Land Adj The Old School, Cardeston, Shrewsbury, Shropshire	18/11/2016	1	0	1						1		0		0
16/01752/FUL	18-20 Castle Street, Shrewsbury, Shropshire, SY1 2AZ	19/09/2016	3	0	3						3		0		0
16/01988/OUT	9 Arden Close, Shrewsbury, Shropshire, SY2 5YP	04/10/2016	1	0	1						1		0		0
16/02219/FUL	Plot 1 Proposed Residential Development North Of Limes Paddock, Dorrington, Shrewsbury, Shropshire	15/06/2018	1	0	1						1		0		0
16/02220/FUL	Plot 2 Proposed Residential Development North Of Limes Paddock, Dorrington, Shrewsbury, Shropshire	15/06/2018	1	0	1						1		0		0
16/02222/FUL	Plot 3 Proposed Residential Development North Of Limes Paddock, Dorrington, Shrewsbury, Shropshire	15/06/2018	1	0	1						1		0		0
16/02223/FUL	Plot 4 Proposed Residential Development North Of Limes Paddock, Dorrington, Shrewsbury, Shropshire	15/06/2018	1	0	1						1		0		0
16/02225/FUL	Plot 5 Proposed Residential Development North Of Limes Paddock, Dorrington, Shrewsbury, Shropshire	15/06/2018	1	0	1						1		0		0
16/02312/FUL	9 - 10 Castle Gates, Shrewsbury, Shropshire, SY1 2AE	07/10/2016	1	0	1						1		0		0
16/02343/FUL	Land East Of Shamrock Cottage, Cross Lane, Bayston Hill, Shrewsbury, Shropshire	12/08/2016	1	0	1						1		0		0
16/02361/REM	Land At Wilcott, Shrewsbury, Shropshire	01/11/2016	2	0	2						2		0		0
16/02448/REM 16/02449/REM 16/02450/REM 16/02451/REM	Development Adj Jubilee Gardens, Westbury, Shrewsbury, Shropshire	30/03/2017	4	0	4						4		0		0
16/02931/FUL	Land Adj Manor Field, Uffington, Shrewsbury, Shropshire	25/08/2016	1	0	1						1		0		0
16/03210/FUL	Land To The South Of Cross Houses, Shrewsbury, Shropshire	22/06/2017	2	0	2						2		0		0
16/03221/FUL	Barns At Winnington Lodge Farm, Winnington, Westbury, Shropshire	20/02/2017	2	0	2						2		0		0
16/03278/FUL	Stapleton Grange, Longden, Shrewsbury, Shropshire, SY5 8HF	21/12/2016	1	0	1						1		0		0

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16/03432/FUL	Beechwood House, Belmont Bank, Shrewsbury, SY1 1UB	11/05/2018	4	0	4						4		0		0
16/03436/FUL	Land North East Of Vine Cottage, Uffington, Shrewsbury, Shropshire	27/09/2016	1	0	1						1		0		0
16/03488/REM	Land West Of Mulberry House, Great Ryton, Shrewsbury, Shropshire, SY5 7LW	13/10/2017	2	0	2						2		0		0
16/03659/FUL	Holland Broadbridge Agriculture House, 5 Barker Street, Shrewsbury, SY1 1QJ	27/02/2017	10	0	10						10		0		0
16/03825/FUL	Oak Cottage, Hanwood Road, Shrewsbury, Shropshire, SY5 8NT	05/12/2016	2	1	1						1		0		0
16/04075/VAR	Wilcot House, Wilcott, Shrewsbury, Shropshire, SY4 1BJ	13/12/2013	1	0	1						1		0		0
16/04126/FUL	Barn At Walford House, Dorrington, Shrewsbury, Shropshire	24/11/2016	1	0	1						1		0		0
16/04146/FUL	Proposed Dwelling East Of Little Ness Village Hall, Little Ness, Shrewsbury, Shropshire	14/12/2016	1	0	1						1		0		0
16/04232/REM	Proposed Dwelling West Of Ryton Villa Court, Little Ryton, Shrewsbury, Shropshire	31/10/2016	1	0	1						1		0		0
16/04328/FUL	Westside Workshops, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire, SY3 8HA	04/04/2017	2	0	2						2		0		0
16/04559/OUT	Caterpillar Defence, Perkins Engines, Lancaster Road, Shrewsbury, Shropshire, SY1 3NX	17/10/2019	140	0	140			38	38	38	114	26	26		0
16/04591/FUL	Land And Barn At Betton Abbots Farm, Betton Abbots, Shrewsbury, Shropshire	02/02/2017	2	0	2						2		0		0
16/04693/FUL	Land North Of West View Main Road, Dorrington, Shrewsbury, Shropshire	16/06/2017	2	0	2						2		0		0
16/04720/REM	Site Opposite Walford Heath Nurseries, Walford Heath, Shrewsbury, Shropshire	08/12/2016	4	0	4						4		0		0
16/04743/FUL	1 Mill Cottages, Hanwood, Shrewsbury, Shropshire, SY5 8NA	27/01/2017	1	0	1						1		0		0
16/04780/FUL	18-20 Castle Street, Shrewsbury, Shropshire, SY1 2AZ	12/01/2017	1	0	1						1		0		0
16/04883/FUL	Radbrook Hall Court, Radbrook Road, Shrewsbury, Shropshire	06/09/2017	10	6	4						4		0		0
16/05179/FUL	Land To The North Of Copthorne Road, Shrewsbury, Shropshire	05/05/2017	1	0	1						1		0		0
16/05558/FUL	Land Adj 1 Ruyton Road, Little Ness, Shrewsbury, Shropshire	06/03/2017	1	0	1						1		0		0
16/05819/OUT	Land Adj Harry Hotspur, Harlescote Lane, Shrewsbury, Shropshire	18/05/2017	3	0	3						3		0		0
17/00130/FUL	Land North Of The Cottage, Lower Common, Longden, Shropshire	17/05/2017	2	1	1						1		0		0
17/00196/COU	5 Claremont Bank, Shrewsbury, SY1 1RW	24/03/2017	1	0	1						1		0		0
17/00282/FUL	Proposed Residential Development Land Adj Crosshills, Nesscliffe, Shrewsbury, Shropshire	27/06/2017	3	0	3						3		0		0
17/00324/FUL	39 St Johns Hill, Shrewsbury, Shropshire, SY1 1JQ	26/04/2017	3	0	3						3		0		0
17/00558/REM	Land North Of The Red Lion, Longden Common, Shrewsbury, Shropshire	19/06/2017	1	0	1						1		0		0
17/00576/REM	Land Adj Talwern Cottage, Weston Lullingfields, Shropshire	29/06/2017	5	0	5						5		0		0
17/00821/REM	Radbrook Centre Radbrook Road, Shrewsbury, Shropshire, SY3 9BJ	11/09/2017	104	49	55	38	17				55		0		0
17/00822/REM	Radbrook Campus, College Gardens, Shrewsbury, Shropshire	11/09/2017	22	0	22						22		0		0
17/00862/OUT	Proposed Residential Development Land North Of Pyepit Cottages, Conover, Shrewsbury, Shropshire	20/04/2017	1	0	1						1		0		0
17/00877/COU	Plas Newydd, 34 Hereford Road, Belle Vue, Shrewsbury, SY3 7RD	21/04/2017	1	0	1						1		0		0
17/00898/FUL	9 Roushill, Shrewsbury, SY1 1PQ	11/05/2017	2	0	2						2		0		0
17/01108/FUL	Proposed Dwelling, Warehouse, Longner Street, Shrewsbury, Shropshire, SY3 8QS	25/08/2017	1	0	1						1		0		0

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17/01120/FUL	The Red Lion Inn, 32 Shrewsbury Road, Bomere Heath, Shrewsbury, SY4 3PD	26/05/2017	5	0	5						5		0		0
17/01433/FUL	Priory House, Priory Road, Shrewsbury, Shropshire, SY1 1RU	21/06/2017	6	0	6						6		0		0
17/01559/FUL	Salop Leisure Ltd, Emstrey Bank, Atcham, Shrewsbury, SY5 6QS	25/08/2017	0	0	0						0		0		0
17/01576/REM	Proposed Residential Development Opposite The Crescent, Nesscliffe, Shrewsbury, Shropshire	20/04/2018	43	5	38						38		0		0
17/01612/OUT	Land Between Preston Street & London Road, Shrewsbury, Shropshire	08/08/2018	600	0	600	50	90	90	90	90	410	90	90	100	100
17/01742/FUL	84 Belle Vue Road, Shrewsbury, SY3 7NH	25/07/2017	1	0	1						1		0		0
17/01779/FUL	Marcheville, Marche Lane, Halfway House, Shrewsbury, SY5 9DE	28/09/2017	1	0	1						1		0		0
17/01851/FUL	South Of Westside, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	28/06/2017	1	0	1						1		0		0
17/01858/FUL	South Of Westside, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	28/06/2017	2	0	2						2		0		0
17/01920/FUL	Proposed Dwelling To The South Of Stapleton, Shrewsbury, Shropshire	01/02/2018	1	0	1						1		0		0
17/01942/FUL	Adj 84 Comet Drive, Shrewsbury, Shropshire	04/07/2017	1	0	1						1		0		0
17/02154/OUT	Land Adj Station Bungalow, Ford, Shrewsbury, Shropshire	06/04/2018	1	0	1						1		0		0
17/02174/REM	Shropshire Stone & Granite, Station Road, Baschurch, Shrewsbury, SY4 2BQ	28/02/2019	48	0	48			12	36		48		0		0
17/02230/FUL	Land To Rear Of Number 155 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AP	11/07/2017	2	0	2						2		0		0
17/02316/OUT	Land Adj 2 Spring Cottages, Hookagate, Shrewsbury, Shropshire	03/08/2017	1	0	1						1		0		0
17/02538/FUL	Ness Strange, Great Ness, Shropshire, SY4 2LE	29/11/2018	5	0	5						5		0		0
17/02809/OUT	H M Prison, The Dana, Shrewsbury, Shropshire, SY1 2HR	14/09/2017	107	0	107				38	57	95	12	12		0
17/02810/FUL	Proposed Residential Development Land West Of Hafod, Weston Lullingfields, Shropshire	03/01/2018	1	0	1						1		0		0
17/02886/FUL	Proposed Dwelling To The North Of Gorse Lane, Bayston Hill, Shrewsbury, Shropshire	08/08/2017	1	0	1						1		0		0
17/02909/FUL	Proposed Dwelling To The East Of Racecourse Lane, Shrewsbury, Shropshire	08/09/2017	1	0	1						1		0		0
17/03171/FUL	Proposed Conversion, Outbuilding At Cound Cottage, Cound, Shrewsbury, Shropshire	02/11/2018	1	0	1						1		0		0
17/03372/FUL	Rosemount Cottage, 1 Canonbury, Shrewsbury, SY3 7AG	19/01/2018	0	0	0						0		0		0
17/03473/FUL	24 Valeswood, Little Ness, Shrewsbury, Shropshire, SY4 2LH	04/10/2017	1	0	1						1		0		0
17/03689/FUL	The Castle Inn, Old Coleham, Shrewsbury, Shropshire, SY3 7BU	15/12/2017	4	0	4						4		0		0
17/03865/FUL	Land North Of A458, Ford, Shrewsbury, Shropshire	16/07/2018	32	0	32						32		0		0
17/03920/FUL	Land North Of Jubilee Farm, Church Road, Dorrington, Shrewsbury, Shropshire	22/03/2018	1	0	1						1		0		0
17/04073/FUL	Land East Of Jessamine Cottage, Walford Heath, Shrewsbury, Shropshire	08/01/2018	3	0	3						3		0		0
17/04095/FUL	1st Floor, 24 Castle Street, Shrewsbury, Shropshire, SY1 2BQ	02/11/2017	4	0	4						4		0		0
17/04219/REM	Land North Of 4 Shepherds Lane, Bicton Heath, Shrewsbury, Shropshire	14/12/2017	1	0	1						1		0		0
17/04223/FUL	Abbey Court, Abbey Foregate, Shrewsbury, SY2 6UA	03/11/2017	1	0	1						1		0		0
17/04343/FUL	10 Roushill Bank, Shrewsbury, SY1 1PN	01/11/2017	1	0	1						1		0		0
17/04465/FUL	Proposed Residential Development Land SW Of Montpelier House, Alton Terrace, Belle Vue Road, Shrewsbury, Shropshire	19/01/2018	1	0	1						1		0		0

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17/04540/FUL	Little Ness Manor, Little Ness, Shrewsbury, Shropshire, SY4 2LG	03/08/2018	1	0	1						1		0		0
17/04610/OUT	Davies Memorials, 94 Longden Road, Shrewsbury, SY3 7HS	23/11/2017	4	0	4						4		0		0
17/04614/REM	Proposed Residential Development East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire	05/12/2017	1	0	1						1		0		0
17/04616/REM	Proposed Residential Development East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire	05/12/2017	1	0	1						1		0		0
17/04617/REM	Proposed Residential Development East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire	05/12/2017	1	0	1						1		0		0
17/04618/REM	Proposed Residential Development East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire	05/12/2017	1	0	1						1		0		0
17/04619/REM	Proposed Residential Development East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire	05/12/2017	1	0	1						1		0		0
17/04620/REM	Proposed Residential Development East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire	05/12/2017	1	0	1						1		0		0
17/04622/REM	Proposed Residential Development East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire	05/12/2017	1	0	1						1		0		0
17/04760/FUL	68 Mardol, Shrewsbury, SY1 1PZ	09/02/2018	2	0	2						2		0		0
17/04769/OUT	Harlyn, Pulley Lane, Bayston Hill, Shrewsbury, SY3 0JH	21/03/2018	2	0	2						2		0		0
17/04817/FUL	5 Swiss Farm Road, Shrewsbury, Shropshire, SY3 8XB	14/12/2017	-1	0	-1						-1		0		0
17/04957/FUL	Proposed Dwelling North Of 3 Pyepit Cottages, Condover, Shrewsbury, Shropshire	28/02/2018	1	0	1						1		0		0
17/05113/OUT	Land To Rear Of Sutton Farm Shopping Centre, Tilstock Crescent, Shrewsbury, Shropshire	22/12/2017	6	0	6						6		0		0
17/05163/FUL	Proposed Dwelling South Of 170 Monkmoor Road, Shrewsbury, Shropshire	12/01/2018	1	0	1						1		0		0
17/05234/FUL	Land Off Greenfields Recreation Ground, Falstaff Street, Shrewsbury	08/11/2018	15	0	15						15		0		0
17/05255/OUT	Heathgates Works, 67A Ditherington Road, Shrewsbury, SY1 4BD	21/12/2017	8	0	8						8		0		0
17/05325/OUT	Proposed Care Home, Shillingston Drive, Berwick Grange, Shrewsbury, Shropshire	09/07/2018	47	0	47						47		0		0
17/05329/VAR	Former Shelton Hospital, Somerby Drive, Shrewsbury, Shropshire, SY3 8DN	02/07/2015	235	200	35	35					35		0		0
17/05409/FUL	Proposed Local Needs Dwelling SE Of Lawnswood, Wattlesborough, Halfway House, Shropshire	05/09/2018	1	0	1						1		0		0
17/05428/FUL	Proposed Dwelling To The East Of 1 Westwood Drive, Shrewsbury, Shropshire	30/01/2018	1	0	1						1		0		0
17/05437/FUL	Land Adj Clan Keith Stables, Valeswood, Little Ness, Shrewsbury, Shropshire, SY4 2LH	12/02/2018	1	0	1						1		0		0
17/05459/REM	Proposed Dwelling Adj Laburnum Cottage, Wattlesborough, Shrewsbury, Shropshire	18/05/2018	1	0	1						1		0		0
17/05472/FUL	Former Methodist Church, Melverley, Shropshire	04/05/2018	1	0	1						1		0		0
17/05538/FUL	The Stew, Frankwell, Shrewsbury, Shropshire, SY3 8JR	14/08/2019	7	0	7						7		0		0
17/05588/FUL	Land Adj Richard Onslow Court, Hearne Way, Shrewsbury, Shropshire	18/04/2018	8	0	8						8		0		0
17/05601/OUT	1 Glenburn Gardens, Shrewsbury, SY2 5SY	20/02/2018	4	0	4						4		0		0
17/05639/FUL	Barn Cottages, Red Barn Lane, Shrewsbury, Shropshire, SY3 7HR	16/02/2018	-1	0	-1						-1		0		0
17/05964/FUL	Land West Of Wingfield Cottage, Montford Bridge, Shrewsbury, Shropshire	26/03/2020	1	0	1						1		0		0
17/06053/FUL	117 Wenlock Road, Shrewsbury, SY2 6JX	16/05/2018	2	0	2						2		0		0
17/06061/FUL	The Oaks, Preston Gubbals Road, Bomere Heath, Shrewsbury, Shropshire, SY4 3LU	16/03/2018	0	0	0						0		0		0
17/06096/OUT	Bowbridge House, Bowbrook, Shrewsbury, Shropshire, SY5 8PG	11/03/2019	6	0	6						6		0		0

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17/06135/FUL	Proposed Residential Development Between Mousecroft Lane And Longden Road, Shrewsbury, Shropshire	29/03/2018	6	0	6						6		0		0
17/06149/REM	Development Land To The South Of Oteley Road, Shrewsbury, Shropshire	16/04/2018	164	52	112	38	38	36			112		0		0
18/00060/FUL	Land East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire	11/04/2018	1	0	1						1		0		0
18/00203/REM	Land South Of 166 Abbey Foregate, Shrewsbury, Shropshire	26/04/2018	1	0	1						1		0		0
18/00240/REM	Proposed Residential Development Opposite 41 Hawthorn Road, Shrewsbury, Shropshire	08/06/2018	2	0	2						2		0		0
18/00251/FUL	Land Adj. Hawthorn Cottage, Longden, Shrewsbury, Shropshire	04/10/2018	2	0	2						2		0		0
18/00268/FUL	Former Railway Land Off Washford Road, Shrewsbury, SY3 9HR	12/06/2018	7	0	7						7		0		0
18/00287/FUL	Proposed Residential Development, Land To The North East Of Hookagate, Shrewsbury, Shropshire	26/07/2018	1	0	1						1		0		0
18/00294/FUL	Proposed Residential Development, Land To The North East Of Hookagate, Shrewsbury, Shropshire	26/07/2018	1	0	1						1		0		0
18/00487/FUL	Land North Of 35 Shrewsbury Road, Bomere Heath, Shrewsbury, Shropshire	25/04/2018	1	0	1						1		0		0
18/00501/FUL	Salop Music Centre , St Michaels Street, Shrewsbury, SY1 2DE	18/10/2018	32	20	12						12		0		0
18/00575/FUL	71 Mardol, Shrewsbury, SY1 1PZ	19/04/2018	4	0	4						4		0		0
18/00583/FUL	3 Oak Street, Shrewsbury, Shropshire, SY3 7RH	13/04/2018	-1	0	-1						-1		0		0
18/00658/FUL	Plot 2 South Of Quarry House, Hopton, Nesscliffe, Shrewsbury, Shropshire	12/04/2018	1	0	1						1		0		0
18/00816/VAR	Vashlyn, Woodfield Road, Shrewsbury, Shropshire, SY3 8LU	14/05/2015	4	0	4						4		0		0
18/00892/FUL	Land Adj. 34 Dale Road, Shrewsbury, Shropshire, SY2 5TE	23/04/2018	2	0	2						2		0		0
18/01030/FUL	Land South West Of New House Farm, Shoot Hill, Ford, Shrewsbury, Shropshire, SY5 9NR	25/09/2019	1	0	1						1		0		0
18/01053/FUL	Congregational Church, Swan Hill, Shrewsbury, SY1 1NL	07/06/2018	4	0	4						4		0		0
18/01057/FUL	Residential Development Land West Of Caradoc View, Hanwood, Shrewsbury, Shropshire	14/03/2019	8	6	2						2		0		0
18/01118/FUL	Proposed Dwelling Adjacent Lythfield, Annscroft, Shrewsbury, Shropshire	21/08/2018	1	0	1						1		0		0
18/01122/REM	South Of The Old Police House, Nesscliffe, Shrewsbury, Shropshire	03/08/2018	1	0	1						1		0		0
18/01191/FUL	Land To The South Of Baschurch Road, Bomere Heath, Shrewsbury, Shropshire	12/06/2018	13	9	4						4		0		0
18/01408/FUL	Radbroke Nursing Home, Stanhill Road, Shrewsbury, SY3 6AL	07/06/2018	2	0	2						2		0		0
18/01585/FUL	Land North Of Fairholme, Mytton Park, Shrewsbury, Shropshire	05/06/2018	1	0	1						1		0		0
18/01707/FUL	Proposed Affordable Dwelling West Of Moat House, Stapleton, Dorrington, Shropshire	06/02/2020	1	0	1						1		0		0
18/01810/FUL	Land On The West Side Of St Michaels Street, Shrewsbury	03/10/2018	2	0	2						2		0		0
18/01958/FUL	Rear Of 141 Abbey Foregate, Shrewsbury, Shropshire	13/11/2018	2	0	2						2		0		0
18/01998/FUL	Canal Tavern, New Park Road, Shrewsbury, SY1 2RS	03/01/2019	6	0	6						6		0		0
18/02045/REM 17/04319/REM	Development East Of Stoneycroft Valeswood, Little Ness, Shrewsbury, Shropshire, SY4 2LH	03/01/2018	1	0	1						1		0		0
18/02218/REM	Land West Of Hafod, Weston Lullingfield, Shropshire	11/09/2018	1	0	1						1		0		0

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18/02392/OUT	Proposed Residential Development Land To The West Of Ellesmere Road, Shrewsbury, Shropshire	27/06/2019	36	0	36						36		0		0
18/02747/OUT	Proposed Residential Development Land To The North Of Betley Lane, Bayston Hill, Shrewsbury, Shropshire	10/06/2019	2	0	2						2		0		0
18/02931/FUL	Highfields, Cound, Shrewsbury, Shropshire, SY5 6EJ	27/01/2020	0	0	0						0		0		0
18/03137/OUT	Land South Of Mytton, Mytton, Shrewsbury, Shropshire	21/11/2019	3	0	3						3		0		0
18/03157/FUL	Bridge Inn, Dorrington, Shrewsbury, Shropshire, SY5 7ED	21/12/2018	1	0	1						1		0		0
18/03162/FUL	Barn North East Of Rossall Grange, Shrewsbury, Shropshire	26/10/2018	1	0	1						1		0		0
18/03206/FUL	Car Park, The Dana, Shrewsbury, Shropshire	13/05/2019	9	0	9						9		0		0
18/03274/REM	Mulberry Field, Great Ness, Shrewsbury, Shropshire	05/09/2019	1	0	1						1		0		0
18/03582/REM	Proposed Residential Development Land North Of Pyepit Cottages, Condoover, Shrewsbury, Shropshire	23/11/2018	1	0	1						1		0		0
18/03637/REM	Former Copthorne Barracks, Copthorne Road, Shrewsbury, Shropshire, SY3 8LZ	01/08/2018	74	6	68	38	30				68		0		0
18/03643/REM	H M Prison, The Dana, Shrewsbury, Shropshire, SY1 2HR	06/12/2018	19	0	19		19				19		0		0
18/03663/FUL	Land South Of Millrace Cottage, Longmeadow Drive, Shrewsbury, Shropshire	28/09/2018	1	0	1						1		0		0
18/03731/FUL	1 Whitchurch Road, Shrewsbury, Shropshire, SY1 4DN	28/11/2018	8	0	8						8		0		0
18/03833/FUL	Proposed Residential Development Land West Of Burnside Gardens, Shrewsbury, Shropshire	21/12/2018	3	0	3						3		0		0
18/03967/REM	Land North Of Top Farm, Kinton, Shrewsbury, Shropshire	26/10/2018	1	0	1						1		0		0
18/03989/FUL	Proposed Barn Conversions At Betton Alkmere Farm, Betton Strange, Shrewsbury, Shropshire	22/01/2019	5	0	5						5		0		0
18/04194/FUL	Land South Of Oteley Road, Shrewsbury, Shropshire	03/01/2019	57	0	57					57	57		0		0
18/04252/FUL	17 Ebnal Road, Shrewsbury, SY2 6PW	27/11/2018	0	0	0						0		0		0
18/04295/REM	Mulberry Field, Great Ness, Shrewsbury, Shropshire	02/09/2019	1	0	1						1		0		0
18/04315/REM	Development Plot, Sharpstones Lane, Bayston Hill, Shrewsbury, Shropshire	14/12/2018	1	0	1						1		0		0
18/04353/REM	Proposed Residential Development Land, Condoover, Shrewsbury, Shropshire	08/01/2020	4	0	4						4		0		0
18/04397/REM	Land NW Of Dinthill Farm, Ford, Shrewsbury, Shropshire	31/05/2019	1	0	1						1		0		0
18/04418/FUL	The Dairy, Rowton, Halfway House, Shrewsbury, Shropshire, SY5 9EP	07/02/2019	1	0	1						1		0		0
18/04419/REM	Proposed Dwelling East Of Creden, Oteley Road, Shrewsbury, Shropshire	10/05/2019	1	0	1						1		0		0
18/04421/FUL	Orchard Barns, Stapleton, Dorrington, Shrewsbury, Shropshire, SY5 7EJ	07/02/2019	1	0	1						1		0		0
18/04530/OUT	Proposed Dwelling To The East Of Mount Pleasant Road, Shrewsbury, Shropshire	21/11/2018	1	0	1						1		0		0
18/04585/FUL	The Chesnuts, Halfway House, Shrewsbury, Shropshire, SY5 9DU	06/12/2018	-1	0	-1						-1		0		0
18/04674/REM	Land West Of Lesley Owen Way, Shrewsbury, Shropshire	23/01/2019	40	0	40						40		0		0
18/04801/OUT	Proposed Dwelling North East Of Waters Edge, Mill Road, Meole Brace, Shrewsbury, Shropshire	21/12/2018	1	0	1						1		0		0
18/04837/FUL	Abbey Court Guest House, 134 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AU	19/12/2018	3	0	3						3		0		0
18/04845/FUL	Proposed Dwelling To The South Of 4 Cound Moor, Shrewsbury, Shropshire	22/11/2019	1	0	1						1		0		0

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18/04955/FUL	Merrington Grange, 9 - 10 Merrington, Shrewsbury, Shropshire, SY4 3QJ	11/01/2019	1	0	1						1		0		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		0
18/05094/FUL	16 Oak Tree Drive, Bayston Hill, Shrewsbury, SY3 0LP	13/02/2019	1	0	1						1		0		0
18/05189/FUL	Land At New Cottages, Shepherds Lane, Shrewsbury, Shropshire	01/02/2019	1	0	1						1		0		0
18/05215/FUL	27 Harlescott Crescent, Shrewsbury, SY1 3AU	07/03/2019	2	0	2						2		0		0
18/05265/REM	Proposed Agricultural Workers Dwelling N Of Lower Hem Farm, Hem Lane, Westley, Minsterley, Shropshire	01/02/2019	1	0	1						1		0		0
18/05346/FUL	Albion Hayes Farm, Bomere Heath, Shrewsbury, Shropshire, SY4 3PW	01/03/2019	1	0	1						1		0		0
18/05413/FUL	Quarry House, Hopton, Nesscliffe, Shrewsbury, Shropshire, SY4 1DG	17/01/2019	1	0	1						1		0		0
18/05432/FUL	Proposed Dwelling (Plot 1), The Fold, Dorrington, Shrewsbury, Shropshire	29/07/2019	1	0	1						1		0		0
18/05447/REM	Land Off Station Road, Baschurch, Shropshire	18/02/2020	52	0	52			14	38		52		0		0
18/05460/COU	69 Wyle Cop, Shrewsbury, Shropshire, SY1 1UX	04/03/2019	1	0	1						1		0		0
18/05500/FUL	Proposed Dwelling (Plot 2), To The South Of The Fold, Dorrington, Shrewsbury, Shropshire	26/07/2019	1	0	1						1		0		0
18/05576/COU	First Floor Flat, 55 Monkmoor Road, Shrewsbury, SY2 5AS	25/01/2019	-1	0	-1						-1		0		0
18/05787/FUL	35 Hills Lane (1st, 2nd And 3rd Floor), Shrewsbury, Shropshire, SY1 1QU	12/02/2019	4	0	4						4		0		0
18/05838/FUL	Site Of The Cygnets, Hookagate, Shrewsbury, Shropshire	25/02/2019	8	0	8						8		0		0
18/05856/REM	146 Whitchurch Road, Shrewsbury, Shropshire, SY1 4EJ	01/03/2019	1	0	1						1		0		0
18/05857/FUL	Land To Rear Of Sutton Farm Shopping Centre, Tilstock Crescent, Shrewsbury, Shropshire	16/04/2019	6	0	6						6		0		0
18/05864/FUL	42 Old Coleham, Shrewsbury, Shropshire, SY3 7BU	27/02/2019	5	0	5						5		0		0
18/05876/FUL	Betwixt Barn, Halfway House, Shrewsbury, Shropshire	03/07/2019	1	0	1						1		0		0
19/00048/REM	Development Land To The South Of Oteley Road, Shrewsbury, Shropshire	29/04/2019	49	0	49	11	38				49		0		0
19/00141/FUL	North East Of Manor Farm, Preston Gubbals, Shrewsbury, Shropshire	05/09/2019	1	0	1						1		0		0
19/00165/FUL	Proposed Conversion Of Agricultural Building South Of Westwynd, Montford Bridge, Shrewsbury, Shropshire	13/03/2019	1	0	1						1		0		0
19/00396/FUL	Albion Inn, 12 Castle Foregate, Shrewsbury, Shropshire, SY1 2DJ	02/04/2019	1	0	1						1		0		0
19/00420/FUL	Land South West Of Brook Farm, Longden Common, Shrewsbury, Shropshire	17/09/2019	1	0	1						1		0		0
19/00529/FUL	The Maltings Salon, 92 St Michaels Street, Shrewsbury, Shropshire, SY1 2HA	03/04/2019	1	0	1						1		0		0
19/00572/REM	Land To The East Of Woodhouse Cottages, Longden Common, Shrewsbury, Shropshire, SY5 8AF	23/04/2019	1	0	1						1		0		0
19/00722/FUL	Shenandoah, Sparrow Lane, Shrewsbury, SY2 5EP	30/04/2019	-4	0	-4						-4		0		0
19/00809/REM	Land South Of Gregson Close, Shrewsbury, Shropshire	17/04/2019	1	0	1						1		0		0
19/00816/FUL	The Old Lodge, Pulverbatch, Shrewsbury, Shropshire, SY5 0TR	02/07/2019	0	0	0						0		0		0
19/00893/FUL	Lower Fold, The Fold, Dorrington, Shrewsbury, SY5 7JG	28/06/2019	-3	0	-3						-3		0		0
19/00962/FUL	Proposed Dwelling South Of 41 Torrin Drive, Shrewsbury, Shropshire	26/04/2019	1	0	1						1		0		0



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19/01011/FUL	Land South Of Old Heath, Shrewsbury, Shropshire	15/07/2019	1	0	1						1		0		0
19/01013/FUL	Mulberry House, Great Ryton, Shrewsbury, Shropshire, SY5 7LW	02/10/2019	2	0	2						2		0		0
19/01045/OUT	Proposed Dwelling South Of The Fold, Lythwood Road, Bayston Hill, Shrewsbury, Shropshire	03/05/2019	1	0	1						1		0		0
19/01060/FUL	Land SW Of Millrace Cottage, Longmeadow Drive, Shrewsbury, Shropshire	01/05/2019	1	0	1						1		0		0
19/01067/FUL	Upper Eyton Farm, Alberbury, Shrewsbury, Shropshire, SY5 9AB	09/08/2019	4	0	4						4		0		0
19/01132/FUL	Maesbrook Nursing Home, Church Road, Shrewsbury, SY3 9HQ	10/07/2019	6	0	6						6		0		0
19/01134/FUL	Proposed Residential Development Land To The West Of Weston Lullingfields, Shropshire	30/08/2019	1	0	1						1		0		0
19/01152/FUL	Proposed Residential Development Land To The West Of Weston Lullingfields, Shropshire	11/09/2019	1	0	1						1		0		0
19/01162/FUL	19 Whitehall Street, Shrewsbury, Shropshire, SY2 5AD	11/07/2019	1	0	1						1		0		0
19/01196/FUL	4 - 5 Dryton, Wroxeter, Shrewsbury, Shropshire, SY5 6PR	09/10/2019	0	0	0						0		0		0
19/01288/REM	Former Copthorne Barracks, Copthorne Road, Shrewsbury, Shropshire, SY3 8LZ	14/06/2019	150	0	150		8	57	57	28	150		0		0
19/01326/FUL	11 St Marys Place, Shrewsbury, Shropshire, SY1 1DZ	23/05/2019	1	0	1						1		0		0
19/01636/FUL	61 Mardol, Shrewsbury, SY1 1PP	05/06/2019	3	0	3						3		0		0
19/01661/FUL	Former Congregational Church, Coton Hill, Shrewsbury, Shropshire, SY1 2DP	12/07/2019	9	0	9						9		0		0
19/01730/FUL	10 Mayfield Drive, Shrewsbury, Shropshire, SY2 6PB	05/07/2019	0	0	0						0		0		0
19/01769/FUL	Willow End, Westley House Farm, Hem Lane, Westley, Minsterley, Shropshire, SY5 0AL	27/08/2019	1	0	1						1		0		0
19/01783/FUL	Upper Floors 29A - 31 Princess Street, Shrewsbury, Shropshire, SY1 1LW	06/06/2019	1	0	1						1		0		0
19/01790/FUL	First Floor 3 Market Street, Shrewsbury, Shropshire, SY1 1LE	05/06/2019	1	0	1						1		0		0
19/01865/FUL	Proposed Vicarage SW Of Christ Church, Glebe Road, Bayston Hill, Shrewsbury, Shropshire	13/09/2019	1	0	1						1		0		0
19/01969/FUL	Land Adjacent The Brewery, Longden Coleham, Shrewsbury, Shropshire, SY3 7JD	17/07/2019	1	0	1						1		0		0
19/02052/FUL	36 Wyle Cop, Shrewsbury, Shropshire, SY1 1XF	11/09/2019	0	0	0						0		0		0
19/02096/FUL	30 Castle Street, Shrewsbury, SY1 2BQ	14/06/2019	4	1	3						3		0		0
19/02125/FUL	Barn South East Of Oakshall Farm, Plealey, Shrewsbury, Shropshire	19/03/2020	1	0	1						1		0		0
19/02172/FUL	Meeting Room, 17 Betton Street, Shrewsbury, Shropshire, SY3 7NY	04/07/2019	6	0	6						6		0		0
19/02202/REM	Proposed Dwelling North Of 18 Valeswood, Little Ness, Shropshire	24/07/2019	1	0	1						1		0		0
19/02558/REM	Proposed Residential Development Land To The South Of Annscroft, Shrewsbury, Shropshire	02/08/2019	3	0	3						3		0		0
19/02572/FUL	Prospect House, Belle Vue Road, Shrewsbury, Shropshire, SY3 7NR	15/01/2020	2	0	2						2		0		0
19/02615/FUL	Proposed Barn Conversions At Bulthy Hill Farm, Middletown, Welshpool, Shropshire	28/01/2020	2	0	2						2		0		0
19/02641/REM	Proposed Agricultural Workers Dwelling E Of Welbatch Farm, Hookagate, Shrewsbury, Shropshire	19/11/2019	1	0	1						1		0		0
19/02681/FUL	Residential Development Land North East Of 102, Priory Ridge, Shrewsbury, Shropshire	30/08/2019	2	0	2						2		0		0
19/02779/FUL	Proposed Dwelling To The West Of Red Barn, Longden Road, Shrewsbury, Shropshire	09/10/2019	1	0	1						1		0		0
19/02852/FUL	Warehouses At Coton Farm, Brompton, Cross Houses, Shrewsbury, Shropshire, SY5 6LF	11/10/2019	3	0	3						3		0		0

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19/02898/FUL	Land To The Rear Of 239 Wenlock Road, Shrewsbury, Shropshire	30/08/2019	1	0	1						1		0		0
19/02903/REM	Proposed Dwelling West Of Yew Tree Cottage, Valeswood, Little Ness, Shropshire	28/10/2019	1	0	1						1		0		0
19/02919/REM	Stoney Lee, Ford Heath, Shrewsbury, Shropshire, SY5 9GQ	23/08/2019	0	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		0
19/03199/FUL	Sabrina Yard, Longden Coleham, Shrewsbury, Shropshire, SY3 7EL	27/09/2019	1	0	1						1		0		0
19/03270/OUT	Willows, Station Road, Baschurch, SY4 2BB	22/01/2020	1	0	1						1		0		0
19/03291/FUL	Half Acre, Racecourse Lane, Shrewsbury, SY3 5BJ	11/11/2019	1	0	1						1		0		0
19/03292/FUL	The Belvidere, Crowmere Road, Shrewsbury, SY2 5LA	25/09/2019	7	0	7						7		0		0
19/03485/REM	New Dwelling Plot 1 At Hunkington Nurseries, Walford Heath, Shrewsbury, Shropshire	19/09/2019	1	0	1						1		0		0
19/03487/REM	New Dwelling Plot 2 At Hunkington Nurseries, Walford Heath, Shrewsbury, Shropshire, SY4 2HT	19/09/2019	1	0	1						1		0		0
19/03494/FUL	Proposed Residential Development Land To The West Of Thrower Road, Shrewsbury, Shropshire	04/11/2019	7	0	7						7		0		0
19/03506/OUT	Proposed Dwelling To The North Of 65 White House Gardens, Shrewsbury, Shropshire	17/10/2019	1	0	1						1		0		0
19/03531/REM	Land North Of The Red Lion, Longden Common, Shrewsbury, Shropshire	21/11/2019	2	0	2						2		0		0
19/03534/FUL	Barns South Of The Lees Farm, Walcot, Shropshire	14/02/2020	7	0	7						7		0		0
19/03697/FUL	Coppice Court, Nobold, Shrewsbury, Shropshire, SY5 8NJ	26/02/2020	0	0	0						0		0		0
19/03747/FUL	Proposed Dwelling To The West Of Orchard Lane, Hanwood, Shrewsbury, Shropshire	07/11/2019	1	0	1						1		0		0
19/03767/FUL	Hafren House, New Street, Shrewsbury, Shropshire, SY3 8JQ	03/12/2019	1	0	1						1		0		0
19/03923/FUL	Proposed Residential Development South Of Westside, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	05/11/2019	1	0	1						1		0		0
19/03935/FUL	Proposed Residential Development South Of Westside, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	05/11/2019	1	0	1						1		0		0
19/03936/FUL	Proposed Residential Development South Of Westside, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	05/11/2019	1	0	1						1		0		0
19/04019/FUL	Fairfield Bungalow, Longnor, Shrewsbury, Shropshire, SY5 7LS	12/11/2019	0	0	0						0		0		0
19/04092/FUL	11 Wyle Cop, Shrewsbury, Shropshire, SY1 1XB	03/12/2019	2	0	2						2		0		0
19/04099/FUL	20 Mayfield Drive, Shrewsbury, Shropshire, SY2 6PB	28/10/2019	0	0	0						0		0		0
19/04101/REM	Land South Of Oteley Road, Shrewsbury, Shropshire	28/02/2020	44	0	44						44		0		0
19/04218/FUL	38 Ellesmere Road, Shrewsbury, SY1 2PR	13/11/2019	0	0	0						0		0		0
19/04255/OUT	Proposed Dwelling North West Of Court Farm, Stapleton, Shrewsbury, Shropshire	28/11/2019	1	0	1						1		0		0
19/04460/REM	Development Land To The South Of Oteley Road, Shrewsbury, Shropshire	05/03/2020	175	0	175		38	38	38	38	152	23	23		0
19/04537/FUL	Netley Hall, Dorrington, Shrewsbury, Shropshire, SY5 7JZ	10/12/2019	0	0	0						0		0		0
19/04553/FUL	Barn West Of East Grove Farm, Isle Lane, Bicton, Shropshire	09/12/2019	1	0	1						1		0		0
19/04565/FUL	Residential Development Land West Of Caradoc View, Hanwood, Shrewsbury, Shropshire	03/03/2020	5	0	5						5		0		0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
19/04746/REM	Proposed Dwelling Adjacent The Hawthorns, Oteley Road, Shrewsbury, Shropshire	29/01/2020	1	0	1						1		0		0
19/04781/FUL	Rose Cottage, Little Ensdon, Montford Bridge, Shrewsbury, Shropshire, SY4 1EW	11/03/2020	0	0	0						0		0		0
19/04786/FUL	34 Longden Road, Shrewsbury, SY3 7HD	23/01/2020	3	0	3						3		0		0
19/04863/FUL	Proposed Barn Conversion East Of Holly Cottages, Rowton, Halfway House, Shropshire	21/02/2020	1	0	1						1		0		0
19/05300/FUL	Building South Of Belmont Bank, Shrewsbury, Shropshire	26/02/2020	1	0	1						1		0		0
19/05417/OUT	Workshop Adjacent Glencoe, Walford Heath, Shrewsbury, Shropshire, SY4 3AZ	18/03/2020	1	0	1						1		0		0
19/05426/OUT	Marches Care Limited, The Uplands, Clayton Way, Bicton Heath, Shrewsbury, Shropshire, SY3 8GA	12/02/2020	28	0	28						28		0		0
20/00037/REM	Land South Of Mytton, Shrewsbury, Shropshire	13/02/2020	2	0	2						2		0		0
20/00079/FUL	4 Darby Close, Nesscliffe, Shropshire, SY4 1DN	13/02/2020	1	0	1						1		0		0
20/00243/FUL	West Bank, Ford, Shrewsbury, Shropshire, SY5 9LZ	13/03/2020	0	0	0						0		0		0
SA/02/1110/F	Church House Farm, Little Ness, Shrewsbury	07/02/2003	1	0	1						1		0		0
SA/05/1059/F	Butlers House, Harnage, Shrewsbury	15/09/2005	3	0	3						3		0		0
SA/06/0333/F	Radbrook Hall Hotel, Radbrook Road, Shrewsbury	21/07/2006	5	0	5						5		0		0
SA/06/1793/F	Land R/O 57 Port Hill Road, Shrewsbury	29/03/2007	4	0	4						4		0		0
SA/07/1307/F	The Coach House, Wilcot Hall, Wilcot, Shrewsbury	27/11/2007	2	0	2						2		0		0
SA/08/0330/F	5, 6 & 7 St Austins Street, Shrewsbury	23/05/2008	7	0	7						7		0		0
SA/08/0940/F	3 Drury Lane, Upton Magna, Shrewsbury	26/09/2008	0	0	0						0		0		0
SA/08/1520/F	Marche Manor, Marche Lane, Halfway House, Shrewsbury	26/06/2009	7	0	7						7		0		0
SA/08/1570/F	New Bungalow, Charlton Hill Farm, Wroxeter, Shrewsbury, SY5 6Ps	27/02/2009	2	1	1						1		0		0
SA/09/0171/F	Dorrington Grove, Leebotwood, Church Stretton	26/06/2009	1	0	1						1		0		0
09/01981/FUL	Common Wood Farm, Common Wood, Wem, Shrewsbury	18/12/2009	3	0	3						3		0		0
09/03968/FUL	Moston Grange, Moston, Stanton, Shrewsbury	23/02/2010	4	0	4						4		0		0
10/01997/FUL	Grafton Farm, Loppington, Shrewsbury	26/05/2011	3	0	3						3		0		0
11/03525/FUL	Firdene, Ellesmere Road, Harmer Hill, Shrewsbury	16/12/2011	5	1	4						4		0		0
11/03706/FUL	Rye Bank Farm, Rye Bank, Wem, Shrewsbury, SY4 5RA	01/11/2012	4	0	4						4		0		0
11/05507/FUL	Holly Farm, Whixall, Whitchurch	16/09/2013	2	0	2						2		0		0
12/02120/REM	Brandwood Farm, Brandwood, Myddle, Shrewsbury	17/10/2012	1	0	1						1		0		0
12/02276/FUL	Outbuildings At Manor Farm, Wem, Shrewsbury	25/07/2013	2	0	2						2		0		0
13/04974/VAR	14 Aston Street, Wem, Shrewsbury, SY4 5AY	15/02/2013	1	0	1						1		0		0
14/02498/FUL	Land Adjacent To 10 Sungrove, Wem, Shropshire	15/07/2015	2	0	2						2		0		0
14/05192/REM	Jubilee Cottage, Jubilee Street, Clive, Shrewsbury, Shropshire, SY4 3JZ	25/02/2015	2	0	2						2		0		0
15/05450/REM	Proposed Dwelling SW Of Leondari Manor, Station Road, Hadnall, Shropshire	07/09/2016	1	0	1						1		0		0
16/00994/FUL	Roseville, New Street, Wem, Shropshire, SY4 5AB	09/11/2016	4	0	4						4		0		0
16/02772/FUL	Land To The South Of Drayton Road, Shawbury, Shropshire	12/09/2016	1	0	1						1		0		0
16/02959/FUL	Tony Moss Motor Cycles, 56 Aston Street, Wem, Shrewsbury, Shropshire, SY4 5AU	29/03/2017	3	0	3						3		0		0
16/03150/FUL	Outbuildings At The Rookery, Northwood, Shrewsbury, Shropshire	25/04/2017	2	0	2						2		0		0
16/03175/FUL	Park House, Loppington, Shrewsbury, Shropshire, SY4 5NG	08/11/2016	0	0	0						0		0		0

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16/04125/FUL	Hatton Barns, High Hatton, Shrewsbury, Shropshire, SY4 4EZ	08/06/2017	1	0	1						1		0		0
16/04297/FUL	High Hatton Village Hall, High Hatton, Shrewsbury, Shropshire	10/02/2017	1	0	1						1		0		0
16/05727/FUL	Mill House Farm, Whitchurch Road, Wem, SY4 5QR	15/02/2017	1	0	1						1		0		0
17/00895/FUL	Top House, Northwood, Wem, Shrewsbury, Shropshire, SY4 5NN	11/10/2017	2	0	2						2		0		0
17/01435/FUL	Manor Farm, Lee Brockhurst, Shrewsbury, Shropshire, SY4 5QH	13/12/2017	5	0	5						5		0		0
17/02241/REM	Land Adjacent Ash Grove, Wem, Shropshire	18/10/2017	10	0	10						10		0		0
17/02951/REM	Land At Lowe Hill, The Lowe, Wem, Shropshire	16/08/2017	1	0	1						1		0		0
17/03245/REM	Land Adj Creamore Villa, Whitchurch Road, Wem, Shropshire	02/11/2017	3	0	3						3		0		0
17/03264/VAR	31 High Street, Wem, Shrewsbury	17/08/2017	1	0	1						1		0		0
17/03582/FUL	Proposed Residential Development Land To The East Of New Street, Wem, Shropshire	19/01/2018	6	0	6						6		0		0
17/03609/FUL	Hollins Farm, Merrington, Bomere Heath, Shrewsbury, Shropshire, SY4 3QF	01/11/2017	1	0	1						1		0		0
17/03802/FUL	The Small Barn, Coton Park Farm, Coton, Whitchurch, Shropshire	10/01/2018	1	0	1						1		0		0
17/04193/FUL	Garage At 4 Platt Lane, Whixall, Shropshire, SY13 2NX	20/03/2019	1	0	1						1		0		0
17/04308/FUL	Proposed Dwelling Adjacent Riverside, Mill Street, Wem, Shropshire	02/11/2017	1	0	1						1		0		0
17/04365/FUL	Proposed Conversion Of Storage Building, Foxholes, Wem, Shropshire	05/12/2017	1	0	1						1		0		0
17/04766/FUL	Land Adjacent To St Andrews Church, Stanton Upon Hine Heath, Shropshire	02/05/2018	1	0	1						1		0		0
17/05911/FUL	Land At Harmer Hill, Shropshire	31/10/2018	1	0	1						1		0		0
18/00592/REM	Development Land SE Of Yorton Station, Yorton, Shrewsbury, Shropshire	06/12/2019	9	0	9						9		0		0
18/00824/FUL	Shawbury Park, Shawbury, Shropshire	03/09/2018	4	0	4						4		0		0
18/00846/REM	Land Off Roden Grove, Wem, Shropshire	01/06/2018	25	8	17						17		0		0
18/01748/FUL	Papillion, Wytheford Road, Shawbury, SY4 4JH	05/09/2018	1	0	1						1		0		0
18/02299/FUL	The Old Wharf, Edstaston, Wem, Shrewsbury, Shropshire, SY4 5RF	22/10/2018	1	0	1						1		0		0
18/02662/OUT	Proposed Residential Development Land East Of 118 Church Street, Shawbury, Shropshire	20/08/2018	2	0	2						2		0		0
18/04846/OUT	Land At Sleaf, Harmer Hill, Shropshire	29/08/2019	1	0	1						1		0		0
18/04903/FUL	Land East Of Silverbriars, Lower Road, Myddle, Shropshire	23/01/2019	1	0	1						1		0		0
18/05088/OUT	15 Park Avenue, Shawbury, SY4 4JZ	24/01/2019	2	0	2						2		0		0
19/00320/FUL	Proposed Dwelling West Of Holly Bank, Ellesmere Road, Harmer Hill, Shropshire	27/03/2019	1	0	1						1		0		0
19/00524/FUL	2 Summerfield Road, Wem, SY4 5BW	13/12/2019	1	0	1						1		0		0
19/00833/FUL	Proposed Dwelling To The South Of Brickyard Farm, Poynton Road, Shawbury, Shropshire	04/02/2020	1	0	1						1		0		0
19/01128/FUL	Proposed Dwelling Opposite Browns Of Wem, Pool Head, Wem, Shropshire	14/05/2019	1	0	1						1		0		0
19/01256/FUL	Proposed Dwelling To The North Of Crabtree Lane, Wem, Shropshire	14/06/2019	1	0	1						1		0		0
19/01768/FUL	6 Hollinwood, Whixall, Whitchurch, Shropshire, SY13 2NW	13/09/2019	0	0	0						0		0		0
19/03228/FUL	Acton Lea Farm, Acton Reynald, Shrewsbury, Shropshire, SY4 4DR	06/03/2020	5	0	5						5		0		0
19/03731/FUL	New Dwelling Adjacent Arran House, Myddlewood, Myddle, Shropshire	10/10/2019	1	0	1						1		0		0
20/00588/FUL	2 Aston Street, Wem, SY4 5AY	25/03/2020	-1	0	-1						-1		0		0
NS/05/00423/FUL	Northwood Farm, Northwood, Wem, Shrewsbury	10/05/2005	3	0	3						3		0		0
NS/07/01589/FUL	Barn At Hazels Road, Stanton Upon Hine Heath, Shropshire	03/10/2007	1	0	1						1		0		0

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NS/07/02302/FUL	Coton House Farm, Station Road, Prees, Whitchurch	31/01/2008	5	0	5						5		0		0
NS/08/00160/FUL	Manor Farm, Lee Brockhurst, Shrewsbury	29/07/2011	6	1	4						4		0		0
NS/08/00570/FUL	Wytheford Hall, Wytheford, Shawbury, Shrewsbury	29/05/2008	5	0	5						5		0		0
NS/08/01959/FUL	The Barns, Shooters Hill, Wem Road, Clive, Shrewsbury	09/09/2009	1	0	1						1		0		0
NS/08/01981/FUL	Myrtle Villa, New Street, Wem, Shrewsbury	07/01/2009	3	0	3						3		0		0
10/01959/FUL	Plot At Chester Avenue, Whitchurch	07/07/2010	1	0	1						1		0		0
10/02454/FUL	Yew Tree Cottage, Church Lane, Ash, Whitchurch	04/08/2010	0	0	0						0		0		0
10/04536/FUL	Land Adj. 8 Calverhall, Whitchurch, SY13 4PE	08/12/2010	1	0	1						1		0		0
10/05259/FUL	Tilstock Hall, Tilstock, Whitchurch, SY13 3NR	04/04/2011	7	1	6						6		0		0
10/05416/FUL	Sandford House, Tilstock Park, Whitchurch	01/11/2011	4	0	4						4		0		0
11/00369/FUL	Oxhaven, Burleydam, Ightfield, Whitchurch, SY13 4BW	06/09/2011	2	0	2						2		0		0
11/05484/FUL	Land Adj Wood View, Lacon Street, Prees, Whitchurch	24/05/2012	2	1	1						1		0		0
12/00059/FUL	Barns At Oaklands Farm, Weston Under Redcastle, Shrewsbury	23/04/2013	4	0	4						4		0		0
12/02721/FUL	Pine Lodge Tyre Services, A41, Higher Heath, Whitchurch, SY13 2JA	17/09/2012	1	0	1						1		0		0
12/03618/FUL	Barns At Broughall House Farm, Ash Road, Whitchurch	12/02/2013	3	1	2						2		0		0
13/02533/FUL	Proposed Agricultural Workers Dwelling At Fields Farm, Broadhay Lane, Lower Heath, Prees, Shropshire	26/01/2016	1	0	1						1		0		0
13/03481/OUT	Storage Land And Premises (former Dairy) Mile Bank Road, Whitchurch, Shropshire	17/09/2015	70	0	70			25	25	20	70		0		0
13/03490/REM	Land At Black Park Road, Whitchurch	07/01/2014	1	0	1						1		0		0
13/05077/OUT	Land At Tilstock Road, Whitchurch, Shropshire, SY13 3JG	21/05/2015	324	0	324					24	24	75	75	225	225
14/00086/FUL	Holiday Cottage, Ivy Farm, Broughall, Whitchurch, Shropshire, SY13 4EE	24/08/2018	1	0	1						1		0		0
14/00375/FUL	Bradburys, 42 High Street, Whitchurch, Shropshire, SY13 1BB	13/08/2014	2	0	2						2		0		0
14/00937/FUL	Oak Hollow, Whixall, Whitchurch, Shropshire, SY13 2NZ	18/05/2015	1	0	1						1		0		0
14/02208/REM	Land Adjacent To Windrush, Tilstock, Shropshire, SY13 3NR	25/11/2014	1	0	1						1		0		0
14/03013/OUT	Land To North Christ Church, Tilstock, Shropshire	13/01/2016	9	0	9						9		0		0
14/03664/FUL	Proposed Residential Development South Of The Gables Farm, Calverhall Road, Ightfield, Shropshire	24/05/2019	9	0	9						9		0		0
14/04751/FUL	Oaklands Nook Lane, Weston, Shrewsbury, SY4 5LP	11/09/2015	1	0	1						1		0		0
15/03868/REM	Fenns Bank Pumping Station, Fenns Bank, Whitchurch, Shropshire	03/12/2015	3	1	2						2		0		0
15/04217/FUL	Yockings Gate Farm, Black Park Road, Black Park, Whitchurch, SY13 4JP	20/12/2016	4	0	4						4		0		0
15/05047/REM	Development Land South Of Chester Road, Whitchurch, Shropshire	20/02/2017	52	34	18	18					18		0		0
15/05307/REM	Gro Continental Ltd, Heathwood Road, Higher Heath, Whitchurch	06/01/2017	115	10	105	6	6	6	10	10	38	10	10	57	57
16/00749/REM	Land Adjacent To Heathfields, Golf House Lane, Prees Heath, Shropshire	07/06/2016	2	0	2						2		0		0
16/02104/FUL	Outbuildings At Heathgates Farm, Lower Heath, Prees, Shropshire	25/08/2016	2	1	1						1		0		0
16/02160/REM	Land At Tilstock Road, Whitchurch, Shropshire, SY13 3JG	21/05/2015	156	0	156		35	35	55	31	156		0		0
16/02309/FUL	Land Off Shrewsbury Street, Prees, Shropshire, SY13 2DH	24/08/2016	2	1	1						1		0		0

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16/02528/FUL	Garage At The Rear Of The Old Constable House, Shrewsbury Street, Prees, Shropshire	10/03/2017	2	0	2						2		0		0
16/02599/REM	The Pines, Mill Lane, Higher Heath, Whitchurch, Shropshire, SY13 2HR	21/10/2016	20	10	10						10		0		0
16/02933/FUL	Proposed Dwelling West Of The Spinney, Heathwood Road, Higher Heath, Whitchurch, Shropshire	22/09/2016	1	0	1						1		0		0
16/02938/FUL	Proposed Dwelling Adjacent 14 Chester Avenue, Whitchurch, Shropshire	08/03/2017	1	0	1						1		0		0
16/03129/REM	Land Adjacent To Northside Mill Lane, Higher Heath, Whitchurch, SY13 2HR	18/10/2016	2	0	2						2		0		0
16/03186/FUL	Proposed Residential Development North Of Chester Road, Whitchurch, Shropshire	24/01/2017	2	1	1						1		0		0
16/03978/REM	Church Farm, Calverhall, Whitchurch	21/12/2016	16	0	16						16		0		0
16/04460/FUL	5 Mill Street, Whitchurch, Shropshire, SY13 1SE	14/12/2018	8	0	8						8		0		0
16/04615/OUT	The Vicarage, Tilstock, Whitchurch, Shropshire, SY13 3JL	05/07/2017	24	0	24						24		0		0
16/04830/FUL	First Floor, 16 Station Road, Whitchurch, Shropshire, SY13 1RF	01/12/2016	1	0	1						1		0		0
16/05300/COU	Alkington Road Stores, Alkington Road, Whitchurch, SY13 1SU	01/02/2017	0	0	0						0		0		0
17/00489/FUL	Herald Printers, Newtown, Whitchurch, SY13 1BH	06/06/2017	6	0	6						6		0		0
17/00667/FUL	Proposed Barn Conversion At Aychley Farm, Aychley, Market Drayton, Shropshire	21/04/2017	1	0	1						1		0		0
17/00673/FUL	Land To The North Of Caldecott Crescent, Whitchurch, Shropshire	15/05/2017	1	0	1						1		0		0
17/01035/FUL	Proposed Barn Conversion At New Street Lane, Market Drayton, SY13 4PJ	26/05/2017	1	0	1						1		0		0
17/01870/OUT	Proposed Dwelling To The South Of Talisman, Golf House Lane, Prees Heath, Shropshire	11/05/2018	1	0	1						1		0		0
17/03076/REM	Land Off Alport Road, Whitchurch, Shropshire, SY13 1NR	31/01/2018	90	0	90	15	25	25	25		90		0		0
17/03639/FUL	Aychley Farm, Aychley, Market Drayton, Shropshire, TF9 3SA	20/10/2017	1	0	1						1		0		0
17/03775/OUT	Proposed Residential Development To The West Of Shrewsbury Street, Prees, Shropshire	11/01/2018	5	0	5						5		0		0
17/03955/REM	Land Adjacent To The Croft, Towers Drive, Higher Heath, Whitchurch, Shropshire	13/08/2014	1	0	1						1		0		0
17/04086/FUL	Corner House, Ash, Whitchurch, Shropshire, SY13 4DL	07/11/2017	1	0	1						1		0		0
17/04236/REM	Land Adj Berwick Heathwood Road, Higher Heath, Whitchurch, SY13 2HF	09/05/2018	10	0	10						10		0		0
17/04287/FUL	Church Farm, Calverhall, Whitchurch, Shropshire, SY13 4PE	20/02/2018	5	0	5						5		0		0
17/04470/FUL	Land To The North Of Station Road, Prees, Shropshire	07/11/2018	13	2	11						11		0		0
17/05068/FUL	Rose Villa, 91 Twemlows Avenue, Higher Heath, Whitchurch, Shropshire, SY13 2HD	16/01/2018	1	0	1						1		0		0
17/05092/FUL	Broughall Fields, Ash Road, Whitchurch, SY13 4DE	23/01/2018	0	0	0						0		0		0
17/05222/OUT	Proposed Dwelling Adjacent The Woodlands House, Calverhall, Whitchurch, Shropshire	12/12/2017	1	0	1						1		0		0
17/05290/FUL	Hinton Lodge, Hinton, Whitchurch, Shropshire, SY13 4HB	13/09/2018	1	0	1						1		0		0
17/05815/FUL	Land At Prees Industrial Estate, Shrewsbury Street, Prees, Whitchurch, Shropshire, SY13 2DJ	21/10/2019	13	0	13						13		0		0
17/06017/FUL	Proposed Dwelling North Of Church Barn, Church Street, Ightfield, Shropshire	11/04/2018	1	0	1						1		0		0
18/00200/FUL	Workshop Rear Of The Greyhound Inn, Bargates, Whitchurch, SY13 1LL	10/05/2018	2	0	2						2		0		0
18/01586/REM	Proposed Residential Development South Of Ash Hall, Ash Magna, Whitchurch, Shropshire	31/07/2018	6	1	5						5		0		0

Planning Application						Years 1-5: Forecasting as at 31/03/2020						Year 6: Forecasting as at 31/03/2020		Beyond Plan Period	
Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
18/01871/FUL	Land Opposite Moreton Farm, Moreton Street, Prees, Shropshire	15/01/2019	2	1	1						1		0		0
18/04349/FUL	Former Nursing Home, Ash, Shropshire, SY13 4DL	10/05/2019	5	0	5						5		0		0
18/04491/FUL	Land Adjacent To The Dell, Shrewsbury Street, Prees, Shropshire, SY13 2DH	03/01/2019	1	0	1						1		0		0
18/04646/OUT	Shirlee Sajana, 40 Twemlows Avenue, Higher Heath, Whitchurch, Shropshire, SY13 2HE	31/01/2019	0	0	0						0		0		0
18/04778/FUL	Land To The North Of Rosemary Lane, Whitchurch, Shropshire	14/05/2019	3	0	3						3		0		0
18/05306/FUL	View Mount, Alkington Road, Whitchurch, Shropshire, SY13 1TD	02/01/2019	0	0	0						0		0		0
18/05749/FUL	Holly Dale, Golf House Lane, Prees Heath, Shropshire, SY13 3JU	10/05/2019	0	0	0						0		0		0
19/00744/FUL	The Bungalow, Golf House Lane, Prees Heath, SY13 3JR	27/06/2019	2	0	2						2		0		0
19/00788/OUT	Proposed Residential Development Land To The East Of Ballacraigne, Heathwood Road, Higher Heath, Whitchurch, Shropshire	28/03/2019	2	0	2						2		0		0
19/01204/FUL	Barns At Edgeley Farm, Edgeley Bank, Whitchurch, Shropshire	30/08/2019	3	0	3						3		0		0
19/01360/FUL	Rose Cottage, Whitchurch Road, Prees, Shropshire, SY13 3JZ	02/05/2019	0	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		0
19/01554/FUL	Land South Thompson Drive, Whitchurch, Shropshire	28/11/2019	5	0	5						5		0		0
19/01722/FUL	35A Tilstock, Whitchurch, Shropshire, SY13 3NR	21/06/2019	1	0	1						1		0		0
19/01841/REM	Residential Development At Silver Birch Mill Lane, Higher Heath, Whitchurch, SY13 2HR	08/10/2019	1	0	1						1		0		0
19/01933/FUL	10 Green End, Whitchurch, Shropshire, SY13 1AA	11/06/2019	1	0	1						1		0		0
19/01935/FUL	12 Bredwood Arcade, 10 Green End, Whitchurch, Shropshire, SY13 1AD	04/07/2019	1	0	1						1		0		0
19/02065/FUL	Fairholme, Heathwood Road, Higher Heath, Whitchurch, Shropshire, SY13 2HG	22/08/2019	1	0	1						1		0		0
19/02193/FUL	Proposed Dwelling, Fenns Bank, Whitchurch, Shropshire, SY13 3NY	17/10/2019	1	0	1						1		0		0
19/02309/FUL	Parkside, Alkington, Whitchurch, Shropshire, SY13 3NX	02/09/2019	0	0	0						0		0		0
19/02921/FUL	Proposed Conversion Of Outbuilding NW Of Roseville, Higher Heath, Whitchurch, Shropshire	11/09/2019	1	0	1						1		0		0
19/03046/FUL	Land Adj Jasmine Cottage, Prees Green, Whitchurch, Shropshire, SY13 2BL	20/12/2019	1	0	1						1		0		0
19/03102/FUL	Proposed Conversion Of Outbuilding At Walford House, 24 Shrewsbury Street, Prees, Shropshire	06/01/2020	1	0	1						1		0		0
19/03488/FUL	Land North Of Abbey Farm, Ash, Whitchurch, Shropshire	09/03/2020	1	0	1						1		0		0
19/03861/FUL	Pauls Moss Community Room, Pauls Moss, Whitchurch, Shropshire, SY13 1HH	18/10/2019	-16	0	-16						-16		0		0
19/04078/FUL	2 Sunset View, Alkington Road, Whitchurch, Shropshire, SY13 1TA	20/12/2019	1	0	1						1		0		0
19/04522/FUL	Land To The South Of Egerton Place, Whitchurch, Shropshire	19/12/2019	2	0	2						2		0		0
19/04649/FUL	The Lighteach, Lighteach Road, Prees, Whitchurch, Shropshire, SY13 2DR	14/02/2020	1	0	1						1		0		0
19/05014/COU	The Rectory, Church Street, Ightfield, Whitchurch, Shropshire, SY13 4NT	03/02/2020	1	0	1						1		0		0
19/05429/REM	Land North 69 Alkington Road, Whitchurch, Shropshire	17/01/2020	1	0	1						1		0		0

Planning Application						Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period		
Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
19/05561/FUL	Land East Of 62 Chemistry, Whitchurch, Shropshire	20/03/2020	1	0	1						1		0		0
NS/02/00850/FUL	Barn Adj To Firestone House, Shrewsbury Street, Prees, Whitchurch	28/11/2002	2	1	1						1		0		0
NS/02/01074/FUL	Hinton Bank Farm, Hinton, Whitchurch	27/06/2003	3	0	3						3		0		0
NS/04/00702/FUL	Dearnford Hall, Tilstock Road, Whitchurch	17/09/2004	2	0	2						2		0		0
NS/06/01287/FUL	Herald Printers, Newtown, Whitchurch, SY13 1BH	06/07/2006	15	0	15						15		0		0
NS/06/01915/FUL	Field O.S. 8775 Broadhay Lane, Prees, Lower Heath	16/11/2006	1	0	1						1		0		0
NS/07/00834/FUL	Brades Farm, Brades Road, Prees, Whitchurch, Shropshire, SY13 2DX	10/07/2007	5	2	3						3		0		0
NS/07/01484/FUL	7 The Hermitage, Church Street, Whitchurch	17/09/2007	1	0	1						1		0		0
NS/08/00428/FUL	Fauls Farm, Fauls, Whitchurch	25/04/2008	3	0	3						3		0		0
NS1999/00692	Plot 19 Birchwood Grove, Higher Heath	01/01/2000	1	0	1						1		0		0

**Total:** 8,226  
**10% Allowance:** 823  
**Total After 10% Allowance:** 7,403



## **Appendix B. Deliverability of Sites for Major Development with Outline Planning Permission as at 31<sup>st</sup> March 2020**

Planning Application	Address	Date of Decision	Deliverability
14/04019/OUT	Proposed Development Land To The East Of Avenue Road, Broseley, Shropshire	31/08/2016	Consent granted at Planning Appeal. Appellants confirmed deliverability of the site during the appeal process. Reserved Matters Application (19/03639/REM) pending decision for 16 dwellings. The site is considered suitable, available, achievable and viable.
14/04047/OUT	Proposed Marina South Of Canal Way, Ellesmere, Shropshire	20/12/2016	Site allocated within the SAMDev Plan (ELL003a & ELL003b). A strategic site to be delivered in phases. Reserved Matters Application (19/05445/REM) pending consideration for the first phase (99 dwellings) of residential development. The site is considered suitable, available, achievable and viable.
13/03862/OUT	Proposed Residential Development South Of A49, Ludlow, Shropshire	30/11/2015	Reserved Matters Application (18/05461/REM) pending consideration for development of 213 dwellings on the site. The site is considered suitable, available, achievable and viable.
14/00790/OUT	Land Off Bearstone Road, Norton In Hales, Market Drayton, Shropshire	05/06/2015	Reserved Matters Application (15/05444/REM) for Plots 9, 10 and 11. Reserved Matters Application (17/00767/REM) for a single dwelling on Plot 2. Reserved Matters Application (17/03636/REM) for Plots 3 and 4. Reserved Matters Application (18/01469/REM) for Plot 8. Reserved Matters Application (18/01470/REM) for Plots 10 and 11. Reserved Matters Application (17/05995/REM) for Plot 14. A number of completions have been achieved on the site. The site is considered suitable, available, achievable and viable.
14/03782/OUT	Land Off Greenfields Lane, Market Drayton, Shropshire	09/03/2018	Site allocated within the SAMDev Plan. Recent consent granted and considered deliverable. Subsequent discharges of conditions and non-material amendments have been issued. Other phase of the allocation has commenced. The site is considered suitable, available, achievable and viable and is being marketed for development.
15/03969/OUT	Stoke Heath Camp, Warrant Road, Stoke Heath, Shropshire	25/05/2016	Site has been sold for development. A Full Planning Application (19/02385/FUL) for the construction of 38 dwellings is pending consideration on the site. The site is considered suitable, available, achievable and viable.
14/05708/OUT	The Sawmills, Rhoswel, Weston Rhyn, Oswestry, Shropshire, SY10 7TG	18/09/2017	Site allocated within the SAMDev Plan. Recent consent granted and considered deliverable. The site is considered suitable, available, achievable and viable and is being marketed for development.
15/03726/OUT	Land At Rhosyllan Farm, Overton Road, St Martins, Oswestry, Shropshire, SY11 3ER	15/08/2016	Site allocated within the SAMDev Plan. When considered for allocation, the sites suitability, availability and achievability was confirmed. Full Planning Application (19/03995/FUL) granted 80 dwellings post 31st March 2020. The site is considered suitable, available, achievable and viable.
16/01735/OUT	Land South Of Aspen Grange, Weston Rhyn, Shropshire	21/12/2017	Site allocated within the SAMDev Plan and a recent consent has been granted. The site is considered suitable, available, achievable and viable. It is being actively marketed for development.
18/00018/OUT	Proposed Residential Development Land Off Southlands Avenue, Gobowen, Shropshire	07/11/2018	The site is considered suitable, available, achievable and viable.
17/02610/OUT	Proposed Residential Development Land And Farm Buildings To The East Of Leigh Road, Minsterley, Shrewsbury, Shropshire	11/09/2019	Site allocated within the SAMDev Plan. This consent is for the second phase of development, the first has Full Planning Permission. The site is considered suitable, available, achievable and viable.
18/05802/OUT	Residential Development North Of Leigh Road, Minsterley, Shrewsbury, Shropshire	07/08/2019	Reserved Matters Planning Application (20/02247/REM) granted for 28 dwellings post 31st March 2020. The site is considered suitable, available, achievable and viable.
10/03237/OUT	Flax Mill, St Michaels Street, Shrewsbury	05/11/2010	Site allocated within the SAMDev Plan (SHREW198). Significant investment and works have occurred on site under a series of Planning Permissions including demolition of existing buildings not being retained and restoration of other buildings (including works associated with the main mill). Parts of the site now in active use. Another Full Planning Application recently granted for off-site works to the highway. Alternative Hybrid Planning Application (20/05065/OUT) pending consideration for a mixed use development including 120 dwellings. The site is considered suitable, available, achievable and viable.
14/00246/OUT	Development Of Land At Churncote/Bicton/Bicton Heath Off Welshpool Road, Shrewsbury, Shropshire	13/09/2019	Site allocated within the SAMDev Plan. National housebuilder involvement. Outline and Reserved Matters Planning Applications granted for the first phase of development, consisting of 296 dwellings. A Reserved Matters Planning Application (20/00307/REM) granted for 296 dwellings post 31st March 2020. An alternative scheme including the land subject to the approved Outline and Reserved Matters Planning Applications and further land is now pending consideration (Full Planning Application). The site is considered suitable, available, achievable and viable.
14/04428/OUT	Development Land To The South Of Oteley Road, Shrewsbury, Shropshire	23/06/2015	A strategic site to be delivered in phases. SAMDev Plan allocation SHREW028, SHREW029, SHREW075, SHREW107, SHREW114, SHREW127, ELR02 & ELR66. Series of Reserved Matters Planning Permissions granted for phases of the development (17/06149/REM, 19/00048/REM, 19/04460/REM and 19/05470/REM). The site is considered suitable, available, achievable and viable.
15/05337/OUT	Land To The West Of Battlefield Road, Shrewsbury, Shropshire	08/09/2016	Site allocated within the SAMDev Plan. New Outline Planning Permission (19/03905/OUT) granted for 100 dwellings, post 31st March 2020. Full Planning Application (20/05404/FUL) pending consideration by a developer for 130 dwellings. The site is considered suitable, available, achievable and viable and is being actively marketed for development. Promoter is confident that this marketing will be successful and early delivery will occur.

Appendix B: Deliverability of Sites for Major Development with Outline Planning Permission as at 31st March 2020

Planning Application	Address	Date of Decision	Deliverability
16/04559/OUT	Caterpillar Defence, Perkins Engines, Lancaster Road, Shrewsbury, Shropshire, SY1 3NX	17/10/2019	A large brownfield site within Shrewsbury granted at appeal. The Inspector states "The proposal for 140 dwellings would contribute to the supply of housing in the borough and the provision of 14 affordable homes on the site would assist to address local housing need". The site is considered suitable, available, achievable and viable.
17/01612/OUT	Land Between Preston Street & London Road, Shrewsbury, Shropshire	08/08/2018	This is a Hybrid Application. Full consent granted for 353 dwellings and outline consent for up to 247 dwellings. Development progressing at pace.
17/02809/OUT	H M Prison, The Dana, Shrewsbury, Shropshire, SY1 2HR	14/09/2017	A large site to be implemented in phases. A Reserved Matters Application (18/03025/REM) has been granted for formation of the access. A Reserved Matters Application (18/03643/REM) granted for the first phase (conversion of school to 11 dwellings and demolition of school grage building to form 8 dwellings and parking) of residential development. Various conditions on the site have been discharged. The site is considered suitable, available, achievable and viable.
17/05325/OUT	Proposed Care Home, Shillingston Drive, Berwick Grange, Shrewsbury, Shropshire	09/07/2018	Outline Planning Permission secured by well established national developer. The site is considered suitable, available, achievable and viable.
18/02392/OUT	Proposed Residential Development Land To The West Of Ellesmere Road, Shrewsbury, Shropshire	27/06/2019	Recent consent granted at appeal. The applicant is a developer. The site is considered suitable, available, achievable and viable.
19/05426/OUT	Marches Care Limited, The Uplands, Clayton Way, Bicton Heath, Shrewsbury, Shropshire, SY3 8GA	12/02/2020	The Planning Application is for an extra-care facility to complement the successful adjacent Uplands Care Home. The site is considered deliverable and as the 28 apartments are across two buildings can be delivered very quickly. The site is considered suitable, available, achievable and viable.
13/03481/OUT	Storage Land And Premises (former Dairy) Mile Bank Road, Whitchurch, Shropshire	17/09/2015	On-site demolition works commenced under (18/01740/FUL). Reserved Matters Application (18/00552/REM) pending consideration for development of 70 dwellings on the site. The site is considered suitable, available, achievable and viable.
13/05077/OUT	Land At Tilstock Road, Whitchurch, Shropshire, SY13 3JG	21/05/2015	Site allocated within the SAMDev Plan (WHIT009). Reserved Matters Application (16/02160/REM) granted for Phase 1 (156 dwellings). Reserved Matters Application (20/01895/REM) pending consideration for Phase 2 (134 dwellings). Reserved Matters Application (20/01897/REM) pending consideration for Phase 3 (151 dwellings). Reserved Matters Application (20/01899/REM) pending consideration for Phase 4 (39 dwellings). The site is considered suitable, available, achievable and viable.
16/04615/OUT	The Vicarage, Tilstock, Whitchurch, Shropshire, SY13 3JL	05/07/2017	Site allocated within the SAMDev Plan. Recent consent granted and considered deliverable. Reserved Matters Planning Application (20/02640/REM) granted for 24 dwellings post 31st March 2020. The site is considered suitable, available, achievable and viable. Relatively small scheme which could easily be built out within a year.

## **Appendix C. Sites with a Prior Approval decision as at 31<sup>st</sup> March 2020**

Prior Approval						Years 1-5: Forecasting at 31/03/2020						Year 6: Forecasting at 31/03/2020		Beyond Plan Period	
Prior Approval	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
18/00758/P3JPA	Workshop 1 & 2, The Old Estate Yard, Badger, Wolverhampton, Shropshire, WV6 7JX	21/03/2018	2	0	2						2		0		0
18/03305/PMBPA	Poole Meadow, Beamish Lane, Albrighton, Wolverhampton, Shropshire, WV7 3AG	25/09/2018	1	0	1						1		0		0
17/05576/PMBPA	Little Woodbatch Barn, Woodbatch, Bishops Castle, Shropshire, SY9 5JT	05/02/2018	1	0	1						1		0		0
14/05547/PMBPA	Barn Adjacent Farmcote Cottage, Farmcote, Claverley, Shropshire	05/02/2015	2	1	1						1		0		0
15/00652/PMBPA	Barn North Of B4364, Faintree, Bridgnorth, Shropshire	24/03/2015	2	0	2						2		0		0
15/02604/PMBPA	Sydnaill Barn, Middleton Priors, Bridgnorth, Shropshire, WV16 6UN	26/08/2015	3	0	3						3		0		0
15/03450/PMBPA	Brantley Farm, Broughton, Claverley, Wolverhampton, Shropshire, WV5 7AR	12/10/2015	1	0	1						1		0		0
17/00920/PMBPA	Barn At Farmcote Farm, Farmcote, Claverley, Shropshire	20/04/2017	1	0	1						1		0		0
17/01159/PMBPA	Barn North Of Fairfield Farm, Middleton Priors, Bridgnorth, Shropshire	24/05/2017	1	0	1						1		0		0
17/04248/PMBPA	Agricultural Building, Hilton, Bridgnorth, Shropshire	23/11/2017	2	0	2						2		0		0
18/00566/PMBPA	Land To The South East Of Upper Netchwood, Bridgnorth, Shropshire	21/06/2018	1	0	1						1		0		0
19/02878/PMBPA	Spring Barn, Glazeley, Bridgnorth, Shropshire, WV16 6AA	23/08/2019	1	0	1						1		0		0
19/05529/PMBPA	Proposed Barn Conversion Barn 1 At Winchester Farm, Claverley, Shropshire	07/02/2020	1	0	1						1		0		0
19/05530/PMBPA	Proposed Barn Conversion Barn 2 At Winchester Farm, Claverley, Shropshire	07/02/2020	1	0	1						1		0		0
14/03302/PMBPA	Sunnywood, Padmore, Leebotwood, Church Stretton, Shropshire, SY6 6NH	06/10/2014	1	0	1						1		0		0
15/02410/PMBPA	Barns To The North West Of 29 Walkmills, Church Stretton, Shropshire	15/09/2015	2	0	2						2		0		0
16/05758/PMBPA	Ruckley Oak Barn, Acton Burnell, Shrewsbury, Shropshire	10/02/2017	1	0	1						1		0		0
14/04670/PMBPA	Lower Neen, Neen Savage, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8JU	26/01/2015	1	0	1						1		0		0
15/04890/PMBPA	Agricultural Building, Inellan, Clee Hill Road, Burford, Tenbury Wells, Shropshire, WR15 8HL	08/01/2016	1	0	1						1		0		0
16/01221/PMBPA	Upper Northwood Farm, Northwood Lane, Northwood, Chorley, Bridgnorth, Shropshire, WV16 6PT	13/05/2016	3	0	3						3		0		0
16/04786/PMBPA	Barn At Neen House Farm, Neen Savage, Cleobury Mortimer, Shropshire	11/01/2017	1	0	1						1		0		0
16/04986/PMBPA	Barn A Fastings Farm, Button Bridge Lane, Buttonbridge, Kinlet, Shropshire	22/02/2017	2	0	2						2		0		0
17/04968/PMBPA	Former Cattle Building At Bowns Cottage, Baveney Wood, Cleobury Mortimer, Shropshire	22/11/2017	1	0	1						1		0		0
18/04109/PMBPA	Barn At Lawns Farm, Meaton, Kinlet, Shropshire, DY14 8NT	02/11/2018	1	0	1						1		0		0
19/02342/PMBPA	Agricultural Building At Walton Farm, Stottesdon, Shropshire	11/07/2019	1	0	1						1		0		0
15/00125/PMBPA	Barn At Pool Cottage, Seifton Lane, Seifton, Shropshire	20/03/2015	1	0	1						1		0		0
17/04047/PMBPA	Proposed Dwelling North East Of New House Farm, Seifton, Craven Arms, Shropshire	24/10/2017	1	0	1						1		0		0
14/01912/P3JPA	The Old School House, 3A Wharf Road, Ellesmere, Shropshire, SY12 0EJ	24/06/2014	1	0	1						1		0		0
18/01420/PMBPA	Proposed Barn Conversion, Northwood, Ellesmere, Shropshire	10/04/2019	1	0	1						1		0		0
18/05730/PMBPA	Barn South Of Hilltop Farm, Hampton Wood, Ellesmere, Shropshire, SY12 0NN	11/10/2019	1	0	1						1		0		0
16/05772/PMBPA	Walks Farm, Greete, Ludlow, Shropshire, SY8 3BS	14/02/2017	1	0	1						1		0		0

Prior Approval						Years 1-5: Forecasting at 31/03/2020						Year 6: Forecasting at 31/03/2020		Beyond Plan Period	
Prior Approval	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
18/03152/PMBPA	Agricultural Building At Barns Farm Park Lane, Woofferton, Shropshire	25/09/2018	1	0	1						1		0		0
15/00305/PMBPA	Park Heath Farm, Soudley, Market Drayton, Shropshire, TF9 2NP	11/02/2015	1	0	1						1		0		0
15/02535/PMBPA	Agricultural Building South East Of Colehurst, Market Drayton, Shropshire	04/09/2015	1	0	1						1		0		0
16/02072/PMBPA	Dairy Shed, Tunstall Farm, Hodnet, Market Drayton, Shropshire, TF9 3JJ	02/09/2016	1	0	1						1		0		0
18/04406/PMBPA	Barn At Cadbury Buildings, Hodnet, Shropshire	21/11/2018	1	0	1						1		0		0
15/05529/P3MPA	Hedgefields Barn, Edge Farm, East Wall, Shropshire	10/02/2016	1	0	1						1		0		0
17/00263/P3JPA	Ground Floor, 64 High Street, Much Wenlock, Shropshire, TF13 6AE	21/03/2017	1	0	1						1		0		0
14/03608/P3JPA	1 Cabin Lane, Oswestry, Shropshire, SY11 2DZ	30/09/2014	3	0	3						3		0		0
17/00597/PMBPA	Halston Hall, Whittington, Oswestry, Shropshire, SY11 4NS	28/03/2017	1	0	1						1		0		0
18/04750/PMBPA	Oakleigh Farm, Edgerley, Kinnerley, Oswestry, Shropshire, SY10 8EP	21/11/2018	1	0	1						1		0		0
19/00041/P3JPA	Oakhurst Hall, Oakhurst Road, Oswestry, Shropshire, SY10 7BZ	26/02/2019	1	0	1						1		0		0
13/03135/P3JPA	The Square, Market Place, Shifnal, Shropshire, TF11 9AX	05/03/2014	6	0	6						6		0		0
13/03254/P3JPA	20 Bradford Street, Shifnal, Shropshire, TF11 8AU	07/10/2013	4	0	4						4		0		0
14/03494/PMBPA	Barn At Longmeadow, The Wyke, Shifnal, Shropshire	07/10/2014	1	0	1						1		0		0
14/04692/PMBPA	Bolams Brook Farm, Chadwell, Sheriffhales, Newport, Shropshire, TF10 9BG	14/01/2015	1	0	1						1		0		0
17/05782/PIAPA	Ted's Farm Shop, Hunger Hill Farm, Sheriffhales, Shifnal, Shropshire, TF11 8SA	31/01/2018	1	0	1						1		0		0
18/01772/PMBPA	Proposed Barn Conversions At Hunger Hill, Sheriffhales, Shropshire	10/08/2018	2	0	2						2		0		0
13/04982/P3JPA	The Coach House, Crescent Lane, Shrewsbury, Shropshire, SY1 1TR	14/02/2014	1	0	1						1		0		0
14/03023/P3JPA	Wheatland Services Ltd, Showroom, Ford, Shrewsbury, Shropshire, SY5 9LE	08/10/2014	2	0	2						2		0		0
14/04602/PMBPA	School House Farm, Ford Heath, Shrewsbury, Shropshire, SY5 9GD	11/12/2014	2	0	2						2		0		0
15/01827/PMBPA	Barn North West Of Sascott Farm, Ford, Shrewsbury, Shropshire	22/06/2015	1	0	1						1		0		0
15/04721/PMBPA	Hilley Farm, Pentre, Shrewsbury, Shropshire, SY4 1BP	29/04/2016	2	0	2						2		0		0
16/01140/P3JPA	18-20 Castle Street, Shrewsbury, Shropshire, SY1 2AZ	15/04/2016	3	0	3						3		0		0
17/02896/PMBPA	Agricultural Building At Church Farm, Yockleton Road, Cardeston, Ford, Shropshire	11/08/2017	1	0	1						1		0		0
18/02036/PMBPA	Agricultural Building At Forton Airfield, Montford Bridge, Shrewsbury, Shropshire	13/07/2018	1	0	1						1		0		0
18/04290/P3JPA	27/28 Castle Street, Shrewsbury, Shropshire, SY1 2BQ	15/11/2018	16	0	16						16		0		0
18/04710/PMBPA	Barn At Buckley Farm, Melverley Road, Pentre, Shropshire	14/12/2018	2	0	2						2		0		0
19/04753/PMBPA	Conversion Of Agricultural Building, Wallop Hall, Westbury, Shrewsbury, Shropshire	20/12/2019	1	0	1						1		0		0
14/05605/PMBPA	Shawbury Grove Farm, Bings Heath, Astley, Shrewsbury, Shropshire, SY4 4BY	11/02/2015	1	0	1						1		0		0
16/05832/PMBPA	Building At Moss Farm, Muckleton Lane, Edgebolton, Shrewsbury, Shropshire, SY4 4HF	21/02/2017	1	0	1						1		0		0
17/03710/P3JPA	118 Church Street, Shawbury, Shropshire, SY4 4NH	04/10/2017	3	0	3						3		0		0
20/00110/PMBPA	Proposed Barn Conversion At Bank Farm, Muckleton, Telford, Shropshire	26/02/2020	1	0	1						1		0		0
15/04370/PMBPA	Ash Wood, Church Lane, Ash Magna, Whitchurch, Shropshire, SY13 4EA	16/12/2015	3	0	3						3		0		0

Prior Approval						Years 1-5: Forecasting at 31/03/2020						Year 6: Forecasting at 31/03/2020		Beyond Plan Period	
Prior Approval	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
16/03679/PMBPA	Chinnel Farm, Mile Bank, Whitchurch, Shropshire, SY13 4JY	14/11/2016	1	0	1						1		0		0
17/01198/PMBPA	Agricultural Building At Bank House, Dark Lane, Old Woodhouses, Whitchurch, Shropshire	07/11/2017	1	0	1						1		0		0
18/04915/P3JPA	Bredwood Arcade, Green End, Whitchurch, Shropshire	20/12/2018	7	0	7						7		0		0
18/05083/PMBPA	Agricultural Building A At Rose Cottage, Prees Green, Whitchurch, Shropshire	06/06/2019	1	0	1						1		0		0
19/03425/PMBPA	The Lighteach, Lighteach Road, Prees, Whitchurch, Shropshire, SY13 2DR	27/09/2019	3	0	3						3		0		0

**Total:** 122  
**10% Allowance:** 12  
**Total After 10% Allowance:** 110

## **Appendix D. Sites with a ‘resolution to grant’ as at 31<sup>st</sup> March 2020**



Planning Application 'Resolution to Grant' Information						Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period		
Planning Application	Address	Deliverability	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
20/03135/FUL	Proposed Dwelling To The South Of 1, The Limes, Albrighton, Shropshire	Sites within a settlements development boundary where the settlement has been identified as a suitable location for infill/windfall development within the SAMDev Plan.	1	0	1						1		0		0
12/01319/FUL	3 Market Square, Bishops Castle, Shropshire, SY9 5BN	Selected redevelopment of brownfield sites. Site within a settlements development boundary where the settlement has been identified as a suitable location for infill/windfall development within the SAMDev Plan.	2	0	2						2		0		0
19/00124/FUL	Proposed Residential Development Land To The West Of Llanfair Waterdine, Shropshire	Affordable housing / rural worker / agricultural dwellings.	2	0	2						2		0		0
14/02693/OUT 20/02056/FUL	Shropshire Council Offices, Westgate, Bridgnorth, Shropshire, WV16 5AA	Brownfield site within a settlement development boundary. Landowner has confirmed that they are continuing to seek to secure the site for development.	31	0	31						31		0		0
16/05343/FUL	Proposed Agricultural Workers Dwelling At Manor Farm, Manor Farm Lane, Oldbury, Bridgnorth, Shropshire	Affordable housing / rural worker / agricultural dwellings.	1	0	1						1		0		0
17/01556/FUL	Hermitage Cottage, Bridgnorth, Shropshire, WV15 5HW	Conversion of an existing building. Legal Agreement (completed post 31/03/2020).	7	0	7						7		0		0
17/02864/FUL	Proposed Affordable Dwelling Land NE Of Monkhopton, Bridgnorth, Shropshire	Affordable housing / rural worker / agricultural dwellings.	1	0	1						1		0		0
18/03172/FUL	Proposed Development Land East Of Meadowbrook Close, Alveley, Shropshire	Affordable housing / rural worker / agricultural dwellings.	6	0	6						6		0		0
18/04311/FUL	Proposed Barn Conversions At Land At Whitecross Farm, Broughton, Claverley, Shropshire	Conversion of an existing building, including barns. Legal Agreement (completed post 31/03/2020).	1	0	1						1		0		0
19/00502/FUL	Land At Woundale, High Grosvenor, Bridgnorth, Shropshire	Affordable housing / rural worker / agricultural dwellings. Legal Agreement (completed post 31/03/2020).	1	0	1						1		0		0
19/03977/FUL	Proposed Dwelling SW Of The Lion O Morfe, Upper Farmcote, Bridgnorth, Shropshire	Affordable housing / rural worker / agricultural dwellings. Legal Agreement (completed post 31/03/2020).	1	0	1						1		0		0
19/03950/FUL	Proposed Residential Development Land To The East Of Dark Lane, Broseley, Shropshire	Affordable housing / rural worker / agricultural dwellings.	24	0	24						24		0		0
19/04167/FUL	Proposed Exception Plot Dwelling To The North Of Wall Bank, Wall Under Heywood, Shropshire	Affordable housing / rural worker / agricultural dwellings.	1	0	1						1		0		0
18/04740/FUL	Proposed Affordable Dwelling At Farlow Farm Nursery, Oretton, Cleobury Mortimer, Shropshire	Affordable housing / rural worker / agricultural dwellings.	1	0	1						1		0		0
19/00083/FUL	Proposed Residential Development Land, Stottesdon, Shropshire	Affordable housing / rural worker / agricultural dwellings.	1	0	1						1		0		0
19/00084/FUL	Proposed Residential Development Land, Stottesdon, Shropshire	Affordable housing / rural worker / agricultural dwellings.	1	0	1						1		0		0
19/02457/FUL	Proposed Affordable Dwelling To The East Of Hints Shropshire	Affordable housing / rural worker / agricultural dwellings. Legal Agreement (completed post 31/03/2020).	1	0	1						1		0		0
19/03041/FUL	Lyndas Field, Cleobury Mortimer, Shropshire, DY14 9DX	Conversion of an existing building, including barns.	1	0	1						1		0		0
20/00697/FUL	Proposed Affordable Dwelling To The West Of Cramer Gutter, Oretton, Cleobury Mortimer, Shropshire	Affordable housing / rural worker / agricultural dwellings.	1	0	1						1		0		0
19/05137/FUL	Proposed Affordable Dwelling NE Of The Three Firs, Whittingslow, Shropshire	Affordable housing / rural worker / agricultural dwellings. Legal Agreement (completed post 31/03/2020).	1	0	1						1		0		0
16/05509/FUL	Brooklands Farm, Dudleston, Ellesmere, Shropshire, SY12 9JG	Affordable housing / rural worker / agricultural dwellings.	1	0	1						1		0		0
18/01027/OUT	Old Station Yard, Brownlow Road, Ellesmere, Shropshire	Selected redevelopment of brownfield sites. Sites within a settlements development boundary within the SAMDev Plan. Hybrid Application, consisting of a Full Application for 7 dwellings and Outline Application for 58 dwellings. Applicant is Homes England and it is understood that an affordable housing scheme is being worked up to deliver the first phase of this site.	65	0	65				25	25	50	15	15		0
20/00193/FUL	Proposed Residential Development Land East Of Bridgnorth Road, Highley, Shropshire	Affordable housing / rural worker / agricultural dwellings.	20	0	20						20		0		0

Planning Application 'Resolution to Grant' Information						Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period		
Planning Application	Address	Deliverability	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
18/02384/FUL	Proposed Affordable Dwelling North Of Jays Farm, Hope Bagot, Shropshire	Affordable housing / rural worker / agricultural dwellings.	1	0	1						1		0		0
18/04139/FUL	Land Adj Bridge Cottage, Middleton, Ludlow, Shropshire, SY8 2DY	Affordable housing / rural worker / agricultural dwellings. Legal Agreement (completed post 31/03/2020).	1	0	1						1		0		0
18/04673/FUL	Proposed Affordable Dwelling, North Of Trefoil, Cleeton Lane, Cleeton St Mary, Shropshire	Affordable housing / rural worker / agricultural dwellings. Legal Agreement (completed post 31/03/2020).	1	0	1						1		0		0
19/02315/FUL	Land North Of The A456, Burford, Shropshire	Affordable housing / rural worker / agricultural dwellings. Legal Agreement (completed post 31/03/2020).	33	0	33						33		0		0
19/03180/FUL	Proposed Affordable Dwelling To The North Of 80 Duxmoor, Onibury, Shropshire	Affordable housing / rural worker / agricultural dwellings. Legal Agreement (completed post 31/03/2020).	1	0	1						1		0		0
19/05321/FUL	Proposed Affordable Dwelling South Of 3 Titrail, Clee Hill, Shropshire	Affordable housing / rural worker / agricultural dwellings. Legal Agreement (completed post 31/03/2020).	1	0	1						1		0		0
19/04041/FUL	Land South Of Summerfield, Stoke Upon Tern, Shropshire	Affordable housing / rural worker / agricultural dwellings. Legal Agreement (completed post 31/03/2020).	1	0	1						1		0		0
19/05052/FUL	Spring Hill, Kilnbank Road, Market Drayton, Shropshire, TF9 1LE	Conversion of an existing building, including barns. Sites within a settlements development boundary where the settlement has been identified as a suitable location for infill/windfall development within the SAMDev Plan. Legal Agreement (completed post 31/03/2020).	1	0	1						1		0		0
20/02976/FUL	Proposed Dwelling At 28 Grove Crescent, Woore, CW3 9SX	Sites within a settlements development boundary where the settlement has been identified as a suitable location for infill/windfall development within the SAMDev Plan.	1	0	1						1		0		0
19/03734/OUT	Proposed Development Land At Former Bus Depot, Minsterley, Shrewsbury, Shropshire	Sites within a settlements development boundary where the settlement has been identified as a suitable location for infill/windfall development within the SAMDev Plan. Selected redevelopment of brownfield sites. Legal Agreement (completed post 31/03/2020). Reserved Matters Planning Application (20/03807/REM) has now been received.	16	0	16						16		0		0
18/04672/FUL	Proposed Affordable Dwelling To The West Of Church Preen, Church Stretton, Shropshire	Affordable housing / rural worker / agricultural dwellings. Legal Agreement (completed post 31/03/2020).	1	0	1						1		0		0
19/00991/FUL	Proposed Dwelling South West Of Hillside Cottage, Brockton, Much Wenlock, Shropshire	Affordable housing / rural worker / agricultural dwellings.	1	0	1						1		0		0
20/00204/FUL	Proposed Residential Dwelling, Back Lane, Much Wenlock, Shropshire	Sites within a settlements development boundary where the settlement has been identified as a suitable location for infill/windfall development within the SAMDev Plan.	1	0	1						1		0		0
14/02994/FUL	Lynstead, Bellan Lane, Trefonen, Oswestry, Shropshire, SY10 9DQ	Conversion of existing building.	1	0	1						1		0		0
18/02326/OUT	Proposed Residential Development Adjacent Bank Cottage, Pant, Shropshire	Sites within a settlements development boundary within the SAMDev Plan.	2	0	2						2		0		0
19/04854/OUT	Development Land South Of The Greyhound Hotel, Park Avenue, Oswestry, Shropshire	Sites within a settlements development boundary where the settlement has been identified as a suitable location for infill/windfall development within the SAMDev Plan. Legal Agreement (completed post 31/03/2020).	5	0	5						5		0		0
20/02256/OUT	Proposed Dwelling South Of Four Ashes Farm, Maesbrook, Shropshire	Sites within a settlements development boundary where the settlement has been identified as a suitable location for infill/windfall development within the SAMDev Plan. Legal Agreement (completed post 31/03/2020).	1	0	1						1		0		0
14/05257/FUL	Proposed Dwelling Adj Hopton Farm, Nesscliffe, Shrewsbury, Shropshire	Affordable housing / rural worker / agricultural dwellings.	1	0	1						1		0		0
17/02021/FUL	Land North East Of Upper House Farm, Longnor, Shrewsbury, Shropshire	Affordable housing / rural worker / agricultural dwellings.	2	0	2						2		0		0
17/05544/FUL	Heath Farm, Heath Drive, Wattlesborough Heath, Shrewsbury, SY5 9DY	Affordable housing / rural worker / agricultural dwellings. Legal Agreement (completed post 31/03/2020).	1	0	1						1		0		0
18/02659/FUL	Proposed Local Needs Dwelling To The South Of Summerhouse Lane, Longden, Shrewsbury, Shropshire	Affordable housing / rural worker / agricultural dwellings.	1	0	1						1		0		0
18/04904/FUL	Fenemere Manor, Myddlewood, Myddle, Shrewsbury, Shropshire, SY4 2JG	Affordable housing / rural worker / agricultural dwellings.	2	0	2						2		0		0

Planning Application 'Resolution to Grant' Information			Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period					
Planning Application	Address	Deliverability	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
19/01873/OUT	Former Oakland County Primary School, Glebe Road, Bayston Hill, Shrewsbury, Shropshire	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. Hybrid Application - part Full and part Outline. Shropshire Council is one of the applicants.	47	0	47						47		0		0
19/02720/FUL	Proposed Residential Development Land To The East Of Passey Close, Shrewsbury, Shropshire	Sites within a settlements development boundary where the settlement has been identified as a suitable location for infill/windfall development within the SAMDev Plan.	12	0	12						12		0		0
19/04237/FUL	The Anchor Inn, Gloucester Road, Shrewsbury, Shropshire, SY1 3PR	Conversion of an existing building, including barns. Sites within a settlements development boundary where the settlement has been identified as a suitable location for infill/windfall development within the SAMDev Plan. Selected redevelopment of brownfield sites. Legal Agreement (completed post 31/03/2020).	13	0	13						13		0		0
19/05518/FUL	Proposed Dwelling Land At Halfway House, Shrewsbury, Shropshire	Affordable housing / rural worker / agricultural dwellings.	1	0	1						1		0		0
20/02221/FUL	8 Crabtree Lane, Wem, SY4 5AJ	Sites within a settlements development boundary where the settlement has been identified as a suitable location for infill/windfall development within the SAMDev Plan.	1	0	1						1		0		0
13/01405/OUT	Land East Of Black Park Road, Black Park, Whitchurch, Shropshire	Selected redevelopment of brownfield sites.	60	0	60				25	25	50	10	10		0
19/02962/FUL	Proposed Essential Workers Dwellings At Mickley Stud, Mickley, Tern Hill, Shropshire	Affordable housing / rural worker / agricultural dwellings.	2	0	2						2		0		0
19/05054/FUL	Land West Of Heathwood Road, Higher Heath, Whitchurch, Shropshire	Affordable housing / rural worker / agricultural dwellings. Legal Agreement (completed post 31/03/2020).	1	0	1						1		0		0
20/00961/FUL	White House Farm, Nantwich Road, Broughall, Whitchurch, SY13 4AE	Conversion of an existing building, including barns.	1	0	1						1		0		0

**Justification:**

Existing Local Plan sites or proposed SAMDev Plan 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.

Affordable housing / rural worker / agricultural dwellings.

Conversion of an existing building, including barns.

Selected redevelopment of brownfield sites.

Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2020).

**Total: 361**  
**10% Allowance: 36**  
**Total After 10% Allowance: 325**

## **Appendix E. Sites allocated for development within the Local Plan**

Appendix E: Sites allocated for development within the Local Plan

Allocation		Availability Assessment					Years 1-5: Forecasting at 31/03/2020						Year 6: Forecasting at 31/03/2020		Beyond Plan Period				
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
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. Willing landowners for whole site. Phases 1 and 2 of the site benefit from Planning Permission and development has commenced.	Represented through the site allocation process. No known impediments to the availability of the site. Development company established. Willing landowners for whole site. Phases 1 and 2 of the site benefit from Planning Permission and development has commenced.	No known viability concerns.	Represented through the site allocation process. No known impediments to the availability of the site. Development company established. Willing landowners for whole site. Phases 1 and 2 of the site benefit from Planning Permission and development has commenced.	60	0	60					10	10	25	25	25	25
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. Site in single ownership. Outline and Reserved Matters Planning Permissions granted for the first phase of development. Full Planning Application pending consideration for phase 2.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions granted for the first phase of development. Full Planning Application pending consideration for phase 2.	No known viability concerns.	Small greenfield site within village development boundary. Sustainable development. No fundamental planning issues. Likely to be delivered. Outline and Reserved Matters Planning Permissions (14/03657/OUT & 19/02785/REM) granted for the first phase of development. Full Planning Application (20/03508/FUL) pending consideration for phase 2.	17	0	17			17			17		0		0
BISH013	Schoolhouse Lane East, Bishop's Castle	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Single landowner. Planning Application (19/04444/FUL) pending consideration for 55 dwellings.	Site promoted through the site allocation process. Planning Application (19/04444/FUL) pending consideration for 55 dwellings. 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.	Planning Application (19/04444/FUL) pending consideration for 55 dwellings. 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		0	40	40
BUCK001	Timber/Station Yard, Bucknell	Allocated site.	Brownfield site within settlement. Site promoted through the site allocation process. 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.	Brownfield site within settlement. Full Planning Application (13/03241/FUL pending consideration for 50 dwellings on part of the site. The total site capacity is 70 dwellings. 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.	Brownfield site within settlement. Full Planning Application (13/03241/FUL pending consideration for 50 dwellings on part of the site. The total site capacity is 70 dwellings. 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		0	70	70
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).	Site promoted through the site allocation process. Landowner proposes two phases of development.	No known viability concerns. Straightforward greenfield site.	Straightforward sustainable greenfield site in single land ownership (Estate) with Parish Council support. Landowner proposing development in 2 phases.	30	0	30				15	15	30		0		0
CLUN002	Land at Turnpike Meadow, Clun	Allocated site.	Site promoted through the site allocation process. 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.	Greenfield site on edge of settlement. Outline Planning Application pending decision for 38 dwellings (phase 1 of development). 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.	Greenfield site on edge of settlement. Outline Planning Application pending decision for 38 dwellings (phase 1 of development). 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		0	60	60

Appendix E: Sites allocated for development within the Local Plan

Allocation		Availability Assessment					Years 1-5: Forecasting at 31/03/2020						Year 6: Forecasting at 31/03/2020		Beyond Plan Period				
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
LYD007	South of the Telephone Exchange, Lydbury North	Allocated site.	Site promoted through the site allocation process.	Small greenfield site on edge of settlement. Planning Application (17/03400/OUT) pending decision for 8 dwellings. 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.	Small greenfield site on edge of settlement. Planning Application (17/03400/OUT) pending decision for 8 dwellings. 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.	8	0	8						0	0	8	8	
LYD008	North of the Telephone Exchange, Lydbury North	Allocated site.	Planning Permission (19/00839/OUT) granted for 5 dwellings.	Planning Permission (19/00839/OUT) granted for 5 dwellings.	No known viability concerns.	Small greenfield site on edge of settlement. Planning Permission (19/00839/OUT) granted for 5 dwellings.	0	0	0						0	0		0	
LYD009	Former Garage, Lydbury North	Allocated 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.	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.	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	0	3	3	
LYD011	Land adjacent to Church Close, Lydbury North	Allocated site.	Planning Permission (19/00837/OUT) granted for 4 dwellings.	Planning Permission (19/00837/OUT) granted for 4 dwellings.	Planning Permission (19/00837/OUT) granted for 4 dwellings.	Small greenfield site on edge of settlement. Planning Permission (19/00837/OUT) granted for 4 dwellings.	0	0	0						0	0		0	
BRID001/BRID020b	Land North of Wenlock Road, Tasley, Bridgnorth	Allocated site.	Site promoted through the site allocation process. New junction onto A458 required. Linked to relocation of Livestock Market although redevelopment of BRID20b (and associated BRID020a) not dependent on the relocation happening in advance. The intention is to first develop BRID020b to provide the capital for further works. Residential development on this component of the site to progress before the relocation of the Livestock Market. Single major landowner (Tasley Estates) including site for relocation of Livestock Market.	Site promoted through the site allocation process. Site promoter is a principal employment land/buildings provider in Bridgnorth with track record of delivery.	Major project but housing cross-subsidises infrastructure investment, relocation of livestock market and provision of serviced employment land. Residential development on part of this site (BRID020b) can occur prior to the relocation of the livestock market.	Site on edge of town including redevelopment of Livestock Market site - sustainable development with no fundamental planning issues affecting suitability. New junction onto A458 required. Whilst linked to relocation of Livestock Market, redevelopment of BRID20b (and associated BRID020a) not dependent on the relocation happening in advance. Site promoted by principal employment land/buildings provider in Bridgnorth with track record of delivery. Detailed site investigations in hand prior to submission of planning application. Likely to be delivered over years 3-6. Build rates are informed by the deliverability statement produced by the landowner.	200	0	200			20	63	63	146	54	54		0
BRID020a	Land North of Church Lane, Tasley, Bridgnorth	Allocated site.	Site promoted through the site allocation process. Access to the site through BRID001/BRID020b. The intention is to first develop BRID020b to provide the capital for further works. Residential development on this component of the site to progress before the relocation of the Livestock Market. Single major landowner (Tasley Estates).	Site promoted through the site allocation process. Access to the site through BRID001/BRID020b. Site promoted by a principal employment land/buildings provider in Bridgnorth with track record of delivery.	Major project linked to BRID001 and BRID020b but housing cross-subsidises infrastructure investment, relocation of livestock market and provision of serviced employment land. Residential development on this site can commence before relocation of the livestock market.	Site on edge of town - sustainable development with no fundamental planning issues affecting suitability. Access to the site through BRID001/BRID020b. Intention is to commence BRID020b, with BRID001 and BRID020a following on. Works can commence prior to the relocation of the Livestock Market. Single major landowner (Tasley Estates) including site for relocation of Livestock Market. Housing cross-subsidises infrastructure investment, relocation of livestock market and provision of serviced employment land. Likely to be delivered from year 6 onwards, following BRID20b and BRID001. Build rates are informed by the deliverability statement produced by the landowner.	300	0	300						0	9	9	291	291
DITT005	Land opposite 6 Station Road, Ditton Priors	Allocated site.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Applications granted for 16 dwellings.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Applications granted for 16 dwellings.	No known viability concerns.	Straightforward small greenfield site in sustainable settlement. Outline and Reserved Matters Planning Applications granted for 16 dwellings. High likelihood of delivery.	0	0	0						0	0		0	
NEE001	The Pheasant Inn, Neenton	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.	0	0	0						0	0		0	

Appendix E: Sites allocated for development within the Local Plan

Allocation		Availability Assessment					Years 1-5: Forecasting at 31/03/2020					Year 6: Forecasting at 31/03/2020		Beyond Plan Period					
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
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.	It is understood that this site is not available for development.	0	0	0						0		0		0
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 granted on this site for 43 dwellings.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions granted on this site for 43 dwellings.	Outline and Reserved Matters Planning Permissions granted on this site for 43 dwellings.	Greenfield site on the edge of the settlement, within the settlement boundary. Outline and Reserved Matters Planning Permissions granted on this site for 43 dwellings.	0	0	0						0		0		0
CMO002	Land off Tenbury Road, Cleobury Mortimer	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Outline and Reserved Matters Planning Applications granted for 22 dwellings.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Applications granted for 22 dwellings.	No known viability concerns.	Straightforward small greenfield site on edge of settlement, within the settlement boundary. Single land ownership. No fundamental planning issues. Parish Council support. Outline and Reserved Matters Planning Applications granted for 22 dwellings. Likely to be delivered.	0	0	0						0		0		0
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). Planning Permission (19/05260/OUT) granted post 31st March 2020.	Site promoted through the site allocation process. Adjacent allocation has reserved matters approval. Planning Permission (19/05260/OUT) granted post 31st March 2020.	No major viability issues raised to date.	Straightforward small greenfield site on edge of settlement, within the settlement boundary. Single land ownership. No fundamental planning issues. Parish Council support. Likely to be delivered following completion of CMO002, which recently had Reserved Matters Approved. Planning Permission (19/05260/OUT) granted post 31st March 2020.	5	0	5				5		5		0		0
KLTO01	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 Application granted for 8 dwellings. Approved development has been completed. Outline and Reserved Matters Planning Applications granted for a further 15 dwellings. Likely to be delivered. Total site capacity 23 dwellings.	No known viability concerns.	Straightforward greenfield site on edge of settlement. Phase 1 subject to a Full Planning Application for 8 dwellings has been granted and completed. Phase 2 subject to Outline and Reserved Matters Planning Applications granted for 15 dwellings is considered likely to be delivered.	0	0	0						0		0		0
CRAV002	Land off Watling Street, Craven Arms	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.	0	0	0						0		0		0
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.	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. Town Council support. Likely to be delivered from 2023/24.	235	0	235				20	36	56	36	36	143	143
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 for phase 1 granted. Phase 2 expected to follow on.	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 for phase 1 granted. Phase 2 expected to follow on.	Some viability risk resulting from archaeological interest, but earlier evaluation indicates no fundamental constraints - potential impact limited to reduction in site capacity.	Greenfield site on edge of settlement. Full Planning Permission (18/04931/FUL) granted for phase 1 of the development. It is anticipated that phase 2 will follow on from phase 1 of the development. Known archaeological interest not considered to raise fundamental concerns in view of earlier evaluation (1991). Town Council support. Likely to be delivered.	60	0	60		10	25	25		60		0		0
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.	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		0	25	25

Appendix E: Sites allocated for development within the Local Plan

Allocation		Availability Assessment					Years 1-5: Forecasting at 31/03/2020						Year 6: Forecasting at 31/03/2020		Beyond Plan Period				
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
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.	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	5		0
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. 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. 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.	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. Phase 2 CO002a expected to follow on. Likely to be delivered.	6	0	6			6			6		0		0
CO005 & CO0023	Land at Cockshutt House Farm and Land South of Kenwick Road, Cockshutt	Allocated site.	Site promoted through the site allocation process. Site considered deliverable. No known impediments to the availability of the site. Two Outline and Reserved Matters Planning Permissions granted (15/03703/OUT / 18/02276/REM and 15/03087/OUT / 18/03384/REM) for two and three dwellings respectively.	Site promoted through the site allocation process. Two Outline and Reserved Matters Planning Permissions granted (15/03703/OUT / 18/02276/REM and 15/03087/OUT / 18/03384/REM) for two and three dwellings respectively.	Two Outline and Reserved Matters Planning Permissions granted (15/03703/OUT / 18/02276/REM and 15/03087/OUT / 18/03384/REM) for two and three dwellings respectively.	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Two Outline and Reserved Matters Planning Permissions granted (15/03703/OUT / 18/02276/REM and 15/03087/OUT / 18/03384/REM) for two and three dwellings respectively. Likely to be delivered.	0	0	0						0		0		0
CO018	Land South of Chapel House Farm, Cockshutt	Allocated site.	Development Completed	Development Completed	Development Completed	Development Completed	0	0	0						0		0		0
DUDH006	Ravenscroft Haulage Site, Dudleston Heath	Allocated site.	Site promoted through the site allocation process. Land in single ownership. Outline Planning Application pending consideration for 20 dwellings on the site. No known impediments to the availability of the site.	Site promoted through the site allocation process. Outline Planning Application pending consideration for 20 dwellings on the site. Full delivery expected in next 5 years.	No known viability concerns	Straightforward small part brownfield site with no fundamental planning issues and Parish Council support. Outline Planning Application pending consideration for 20 dwellings on the site. Full delivery expected in next 5 years.	20	0	20			10	10		20		0		0
ELL003a & ELL003b	Land South of Ellesmere	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Outline Planning Permission (14/04047/OUT) granted for up to 250 dwellings. Reserved Matters Application pending consideration for phase 1 of the development (99 dwellings).	Site promoted through the site allocation process. Outline Planning Permission (14/04047/OUT) granted for up to 250 dwellings. Reserved Matters Application pending consideration for phase 1 of the development (99 dwellings).	Flood Risk Assessment undertaken in support of the Outline Application. No known viability concerns	Major greenfield site linked to development of adjoining land for leisure & tourism use consistent with Town Council views. No fundamental planning issues and site. Flood Risk Assessment undertaken in support of the Outline Application. Outline Planning Permission (14/04047/OUT) granted for up to 250 dwellings. Reserved Matters Application pending consideration for phase 1 of the development (99 dwellings).	0	0	0						0		0		0
TET001	Land South of Cairndale, Tetchill	Allocated site.	Site promoted through the site allocation process. Site in single ownership. No known impediments to the availability of the site. Full Planning Permission (17/03751/FUL) granted for 13 dwellings and development has commenced.	Site promoted through the site allocation process. (17/03751/FUL) granted for 13 dwellings and development has commenced.	Viability secured within Planning Permission.	Straightforward greenfield site with no fundamental planning issues. Parish Council support. (17/03751/FUL) granted for 13 dwellings and development has commenced. Likely to be delivered.	0	0	0						0		0		0
WFTN002	Land adjacent to St Andrew's Church, Welsh Frankton	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.	0	0	0						0		0		0
HIGH003	Land off Rhea Hall/Coronation Street, Highley	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.	0	0	0						0		0		0



Appendix E: Sites allocated for development within the Local Plan

Allocation		Availability Assessment					Years 1-5: Forecasting at 31/03/2020					Year 6: Forecasting at 31/03/2020		Beyond Plan Period					
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
LUD017	Land south of Rocks Green, Ludlow	Allocated site.	Site promoted through the site allocation process. No fundamental impediments to the availability of the site. Known infrastructure requirements identified from the outset and linked to the allocation of the land. Environmental screening/scoping opinions submitted for development of the site. Part Full and Part Outline Planning Permission (17/05189/FUL) granted for up to 200 dwellings.	Site promoted through the site allocation process. Development Company has option on site - in discussion with Council on infrastructure contributions and delivery of development. Part Full and Part Outline Planning Permission (17/05189/FUL) granted for up to 200 dwellings.	Infrastructure requirements identified from outset linked to allocation, so no viability issues. Part Full and Part Outline Planning Permission (17/05189/FUL) granted for up to 200 dwellings.	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 Company has option on land and in discussion with Council. No viability issues. Environmental screening/scoping opinions submitted for development of the site. Part Full and Part Outline Planning Permission (17/05189/FUL) granted for up to 200 dwellings.	0	0	0						0		0		0
LUD034	Land east of Eco Park, Ludlow	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Outline and Reserved Matters Planning Permissions (14/01012/OUT and 19/02741/REM) granted for 68 dwellings and employment land.	Site promoted through the site allocation process. Known developer interest in the site. Outline and Reserved Matters Planning Permissions (14/01012/OUT and 19/02741/REM) granted for 68 dwellings and employment land.	Infrastructure requirements identified from outset linked to allocation, so no viability issues.	Greenfield site close to Eco Park to east of Bypass, forming part of a mixed use land allocation and providing access to potential future development area - sustainable development delivering benefits for town. Known developer interest in the site. Outline and Reserved Matters Planning Permissions (14/01012/OUT and 19/02741/REM) granted for 68 dwellings and employment land. Likely to be delivered.	0	0	0						0		0		0
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).	Small site within village. Sustainable development. No fundamental planning issues. Estate owned and promoted site - indicative layout showing site capable of delivering 8 dwellings. Likely to be delivered.	8	0	8			4	4		8		0		0
HIN002	Land West of Manor Farm Drive, Hinstock	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Outline Planning Permission granted for 6 dwellings. Subsequent series of Full Planning Permissions granted for 5 of the dwellings on the site. A further Full Planning Application is pending consideration for dwelling 6.	Site promoted through the site allocation process. Outline Planning Permission granted for 6 dwellings. Subsequent series of Full Planning Permissions granted for 5 of the dwellings on the site. A further Full Planning Application is pending consideration for dwelling 6.	No known viability concerns.	Straightforward small greenfield site on edge of village inside bypass, within the settlement boundary. Outline Planning Permission granted for 6 dwellings. Subsequent series of Full Planning Permissions granted for 5 of the dwellings on the site. A further Full Planning Application is pending consideration for dwelling 6. Likely to be delivered.	1	0	1			1			1		0		0
HIN009	Land at Bearcroft, Hinstock	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.	0	0	0						0		0		0
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 Application Permission (13/03452/FUL) granted for 44 dwellings.	Site promoted through the site allocation process. No known impediments to the availability of the site. Full Planning Application Permission (13/03452/FUL) granted for 44 dwellings.	No known viability concerns.	Greenfield site. No known impediments to the availability of the site. Full Planning Application Permission (13/03452/FUL) granted for 44 dwellings.	0	0	0						0		0		0
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. Two Outline Planning Permissions (14/01982/OUT / 14/04701/OUT / 16/03082/REM) and a Reserved Matters granted for 162 dwellings on one phase. Development has commenced. Outline Planning Permission (14/03782/OUT) granted for up to 250 dwellings on the other phase. Recent not material amendment also granted.	Site promoted through the site allocation process. Complex land ownerships and single access required - development Company coordinating delivery. Two Outline Planning Permissions (14/01982/OUT / 14/04701/OUT / 16/03082/REM) and a Reserved Matters granted for 162 dwellings on one phase. Development has commenced. Outline Planning Permission (14/03782/OUT) granted for up to 250 dwellings on the other phase. Recent not material amendment also granted.	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. Two Outline Planning Permissions (14/01982/OUT / 14/04701/OUT / 16/03082/REM) and a Reserved Matters granted for 162 dwellings on one phase. Development has commenced. Outline Planning Permission (14/03782/OUT) granted for up to 250 dwellings on the other phase. Recent not material amendment also granted.	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 - Development Company coordinating delivery and high likelihood of delivery. Complex land ownerships and single access required - development Company coordinating delivery. Two Outline Planning Permissions (14/01982/OUT / 14/04701/OUT / 16/03082/REM) and a Reserved Matters granted for 162 dwellings on one phase. Development has commenced. Outline Planning Permission (14/03782/OUT) granted for up to 250 dwellings on the other phase. Recent not material amendment also granted.	0	0	0						0		0		0

Appendix E: Sites allocated for development within the Local Plan

Allocation		Availability Assessment					Years 1-5: Forecasting at 31/03/2020					Year 6: Forecasting at 31/03/2020		Beyond Plan Period					
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
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 Permissions (15/00415/OUT / 19/00471/REM) granted for 25 dwellings.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions (15/00415/OUT / 19/00471/REM) granted for 25 dwellings.	Cost of demolition of former social club building but no known viability concerns. Outline and Reserved Matters Planning Permissions (15/00415/OUT / 19/00471/REM) granted for 25 dwellings.	Straightforward part brownfield site with no fundamental planning issues. Outline and Reserved Matters Planning Permissions (15/00415/OUT / 19/00471/REM) granted for 25 dwellings.	0	0	0						0		0		0
MIN002 & MIN015	Hall Farm, Minsterley	Allocated site.	Site promoted through the site allocation process. Single landowner. Phase 1: Full Planning Permission granted for conversion of existing buildings to 7 dwellings. Phase 2: Outline Planning Permission granted for up to 14 dwellings on the remainder of the site.	Site promoted through the site allocation process. Single landowner. Phase 1: Full Planning Permission granted for conversion of existing buildings to 7 dwellings. Phase 2: Outline Planning Permission granted for up to 14 dwellings on the remainder of the site.	Cost of appropriate conversion and buildings clearance, however this has been addressed as part of the consideration of the planning application.	Phase 1: Full Planning Permission granted for conversion of existing buildings to 7 dwellings. Phase 2: Outline Planning Permission granted for up to 14 dwellings on the remainder of the site.	0	0	0						0		0		0
MIN007	Callow Lane, Minsterley	Allocated site.	Site promoted through the site allocation process. Large greenfield site within the settlement boundary. No known impediments to the availability of the site. Full Planning Permission (14/04165/FUL) granted for 55 dwellings and development is currently being built out.	Site promoted through the site allocation process. Full Planning Permission (14/04165/FUL) granted for 55 dwellings and development is currently being built out.	Full Planning Permission (14/04165/FUL) granted for 55 dwellings and development is currently being built out.	Greenfield site with some constraints but no fundamental planning issues. HCA funding now secured, therefore must be completed before 2018. Full Planning Permission (14/04165/FUL) granted for 55 dwellings and development is currently being built out.	0	0	0						0		0		0
PBY018 & PBY029	Hall Bank, Pontesbury	Allocated site.	Site promoted through the site allocation process. Land in single ownership (Hereford Diocesan Board). Full Planning Permission (17/05554/FUL) granted for 86 dwellings. Development progressing at pace.	Site promoted through the site allocation process. Full Planning Permission (17/05554/FUL) granted for 86 dwellings. Development progressing at pace.	No known viability concerns.	Straightforward, largely greenfield site in single ownership with Parish Council support. Full Planning Permission (17/05554/FUL) granted for 86 dwellings. Development progressing at pace.	0	0	0						0		0		0
PBY019	Land off Minsterley Road, Pontesbury	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Outline and Reserved Matters Planning Permissions (14/01233/OUT / 17/05709/REM) granted for 18 dwellings.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions (14/01233/OUT / 17/05709/REM) granted for 18 dwellings.	No known viability concerns.	Straightforward greenfield site on edge of village with Parish Council support. Some constraints but no fundamental planning issues. Outline and Reserved Matters Planning Permissions (14/01233/OUT / 17/05709/REM) granted for 18 dwellings.	0	0	0						0		0		0
GOB008	Land at Southlands Avenue, Gobowen	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Outline Planning Permission (18/00018/OUT) granted for 27 dwellings.	Site promoted through the site allocation process. Outline Planning Permission (18/00018/OUT) granted for 27 dwellings.	No known viability concerns. Outline Planning Permission (18/00018/OUT) granted for 27 dwellings.	Small greenfield site, re-allocated from Oswestry Local Plan. No fundamental planning issues or significant outstanding objections. Parish Council support. Outline Planning Permission (18/00018/OUT) granted for 27 dwellings. Delivery anticipated in year five of the period.	0	0	0						0		0		0
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.	Site promoted through the site allocation process. This site will extend and follow on from the existing Fletcher Homes Wat's Meadow site (nearing completion).	No known viability concerns	Large greenfield site extending existing Fletcher Homes Wat's Meadow site (recently built out). No fundamental planning issues or significant outstanding objections. Parish Council support. This site will extend and follow on from the existing Fletcher Homes Wat's Meadow site (nearing completion) (05/05/13887/REM / 17/03638/FUL).	90	0	90			25	25	25	75	15	15		0
KK001	Land north of Lower House, Knockin	Allocated site.	Site promoted through the site allocation process. Straightforward small greenfield site. No known impediments to the availability of the site. Outline and Reserved Matters Permissions (15/03779/OUT / 18/00939/REM) granted for 17 dwellings. Development is progressing.	Site promoted through the site allocation process. Outline and Reserved Matters Permissions (15/03779/OUT / 18/00939/REM) granted for 17 dwellings. Development is progressing.	No known viability concerns.	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Likely to be delivered. Outline and Reserved Matters Permissions (15/03779/OUT / 18/00939/REM) granted for 17 dwellings. Development is progressing.	0	0	0						0		0		0
KYN001	Land adjacent Kinnerley Primary School, Kinnerley	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.	0	0	0						0		0		0

Appendix E: Sites allocated for development within the Local Plan

Allocation		Availability Assessment					Years 1-5: Forecasting at 31/03/2020						Year 6: Forecasting at 31/03/2020		Beyond Plan Period				
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
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. 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.	No known viability concerns.	Full Planning Permission (16/04719/FUL) granted for 18 dwellings.	0	0	0						0		0		0
LLAN001	Former Railway Land, Station Road, Llanymynech and Pant	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.	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Site likely to be delivered following development on adjacent land (LLAN009).	32	0	32				12	20	32		0		0
LLAN009	Land north of playing fields, Llanymynech and Pant	Allocated site.	Site promoted through the site allocation process. Site in single ownership. Outline and Reserved Matters Permissions (14/05001/OUT / 16/05302/REM) granted for 35 dwellings. Development ongoing. No known impediments to the availability of the site.	Site promoted through the site allocation process. Outline and Reserved Matters Permissions (14/05001/OUT / 16/05302/REM) granted for 35 dwellings. Development ongoing.	No known viability concerns.	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Likely to be delivered. Outline and Reserved Matters Permissions (14/05001/OUT / 16/05302/REM) granted for 35 dwellings. Development ongoing.	0	0	0						0		0		0
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.	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Likely to be delivered.	4	0	4				2	2	4		0		0
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.	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Likely to be delivered.	5	0	5				5		5		0		0
OSW004	Land off Whittington Road, Oswestry	Allocated site.	Site promoted through the site allocation process. Environmental Impact Assessment screening for 91 dwellings pending consideration. No known impediments to the availability of the site.	Site promoted through the site allocation process. Greenfield site with some physical constraints to be addressed as part of layout. Environmental Impact Assessment screening for 91 dwellings pending consideration.	No known viability concerns. Environmental Impact Assessment screening for 91 dwellings pending consideration.	Greenfield site subject to comprehensive development guidelines. Known developer interest and application expected imminently. Environmental Impact Assessment screening for 91 dwellings pending consideration.	91	0	91			25	25	25	75	16	16		0
OSW024	Eastern Gateway Sustainable Urban Extension, Oswestry	Allocated site.	Site promoted through the site allocation process. Very large scale multiple land ownership site. Outline Planning Permission (16/02594/OUT) granted for a series of phases totalling up to 600 dwellings, post 31st March 2020. Reserved Matters for the first of these phases expected imminently. Outline Planning Application (17/06025/OUT) granted for a further phase of up to 150 dwellings. No known impediments to the availability of the site.	Site promoted through the site allocation process. Very large scale multiple land ownership site. Outline Planning Permission (16/02594/OUT) granted for a series of phases totalling up to 600 dwellings, post 31st March 2020. Reserved Matters for the first of these phases expected imminently. Outline Planning Application (17/06025/OUT) granted for a further phase of up to 150 dwellings. No known impediments to the availability of the site.	No major viability issues noted to date.	Very large strategic sustainable urban extension to Oswestry. Outline Planning Permission (16/02594/OUT) granted for a series of phases totalling up to 600 dwellings, post 31st March 2020. Reserved Matters for the first of these phases expected imminently. Outline Planning Application (17/06025/OUT) granted for a further phase of up to 150 dwellings. There is known interest in bringing forward the other phase of development.	800	0	800			50	75	75	200	75	75	525	525
OSW029	Former Oswestry Leisure Centre, Oswestry	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.	0	0	0						0		0		0
OSW030	The Cottams, Morda Road, Oswestry	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.	0	0	0						0		0		0
OSW033	Alexandra Road Depot, Oswestry	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.	0	0	0						0		0		0
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 availability of the site.	No major viability issues noted to date.	Greenfield site. No fundamental planning issues. Town Council support. Access dependent on land exchange agreement with Town Council so delivery expected within years 6+.	80	0	80						0	25	25	55	55

Appendix E: Sites allocated for development within the Local Plan

Allocation		Availability Assessment					Years 1-5: Forecasting at 31/03/2020						Year 6: Forecasting at 31/03/2020		Beyond Plan Period				
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
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.	Brownfield site with no fundamental planning issues. 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 - forecast as years 4+ of the supply statement.	130	0	130				25	25	50	25	25	55	55
PARK001	Land at Artillery/Larkhill/Park Crescent, Park Hall	Allocated site.	Site promoted through the site allocation process. Site in single ownership. No known impediments to the availability of the site. Outline and Reserved Matters Planning Permissions granted for 25 dwellings (was 27 dwellings but 2 dwellings superseded). Full Planning Permission 6 dwellings (supersedes 2 dwellings approved on the Outline and Reserved Matters Planning Permissions).	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions granted for 25 dwellings (was 27 dwellings but 2 dwellings superseded). Full Planning Permission 6 dwellings (supersedes 2 dwellings approved on the Outline and Reserved Matters Planning Permissions).	No known viability concerns.	Straightforward part brownfield site. Outline and Reserved Matters Planning Permissions granted for 25 dwellings (was 27 dwellings but 2 dwellings superseded). Full Planning Permission 6 dwellings (supersedes 2 dwellings approved on the Outline and Reserved Matters Planning Permissions). Likely to be delivered.	0	0	0						0		0		0
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; and sports pitches. No fundamental legal or physical impediments. Outline Planning Permission (15/03726/OUT) granted for up to 80 dwellings. A Full Planning Permission (19/03995/FUL) pending decision for 80 dwellings.	Site promoted through the site allocation process. Outline Planning Permission (15/03726/OUT) granted for up to 80 dwellings. A Full Planning Permission (19/03995/FUL) pending decision for 80 dwellings.	Housing forms part of a mixed use development with various land and forecast sales values. Overall scheme considered viable. Very active market.	Straightforward greenfield site with no fundamental planning issues. Outline Planning Permission (15/03726/OUT) granted for up to 80 dwellings. A Full Planning Permission (19/03995/FUL) pending decision for 80 dwellings. Development likely to be delivered.	0	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	Allocated site.	Site promoted through the site allocation process. Straightforward greenfield site. No known impediments to the availability of the site. Full Planning Application granted for 34 dwellings (Phase 1 of the development). Outline Planning Application pending decision for 52 dwellings (Phase 2 of the development).	Site promoted through the site allocation process. Straightforward greenfield site. No known impediments to the availability of the site. Full Planning Application granted for 34 dwellings (Phase 1 of the development). Outline Planning Application pending decision for 52 dwellings (Phase 2 of the development).	No known viability concerns.	Straightforward greenfield site with no fundamental planning issues. Parish Council support. Full Planning Application granted for 34 dwellings (Phase 1 of the development). Development has now commenced. Outline Planning Application pending decision for 52 dwellings (Phase 2 of the development).	52	0	52			25	25	2	52		0		0
WRN010	Land South of Brookfield's and Aspen Grange, Weston Rhyn	Allocated site.	Site promoted through the site allocation process. Site in single ownership. Outline Planning Permission (16/01735/OUT) granted for 32 dwellings granted. No known impediments to the availability of the site.	Site promoted through the site allocation process. Outline Planning Permission (16/01735/OUT) granted for 32 dwellings granted.	No known viability concerns.	Straightforward greenfield site with no fundamental planning issues. Outline Planning Permission (16/01735/OUT) granted for 32 dwellings granted.	0	0	0						0		0		0
WRN016	Land at the Sawmills, Rhoswiel	Allocated site.	Site promoted through the site allocation process. Site in single ownership. Outline Planning Permission (14/05708/OUT) granted for 33 dwellings. No known impediments to the availability of the site.	Site promoted through the site allocation process. Outline Planning Permission (14/05708/OUT) granted for 33 dwellings.	No known viability concerns.	Brownfield site with no fundamental planning issues. Parish Council support. Outline Planning Permission (14/05708/OUT) granted for 33 dwellings. Likely to be delivered.	0	0	0						0		0		0
SHI004a	Land south of Aston Road, Shifnal	Allocated site.	Site promoted through the site allocation process. Full Planning Permission (13/03055/FUL) granted for 115 dwellings. Further Full Planning Permissions (14/01770/FUL and 15/00247/FUL) granted for the modification of 32 plots and 17 plots respectively. Site is currently being built out at pace. No known impediments to the availability of the site.	Site promoted through the site allocation process. Full Planning Permission (13/03055/FUL) granted for 115 dwellings. Further Full Planning Permissions (14/01770/FUL and 15/00247/FUL) granted for the modification of 32 plots and 17 plots respectively. Site is currently being built out at pace.	No known viability concerns.	Brownfield site. Full Planning Permission (13/03055/FUL) granted for 115 dwellings. Further Full Planning Permissions (14/01770/FUL and 15/00247/FUL) granted for the modification of 32 plots and 17 plots respectively. Site is currently being built out at pace.	0	0	0						0		0		0

Appendix E: Sites allocated for development within the Local Plan

Allocation		Availability Assessment					Years 1-5: Forecasting at 31/03/2020					Year 6: Forecasting at 31/03/2020		Beyond Plan Period					
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
SHI004b & SHI004c	Land between Lawton Road and Stanton Road, Shifnal	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Outline and Reserved Matters Permissions (13/05136/OUT, 16/05492/REM, 19/00494/REM and 18/00726/REM) secured for 99 dwellings and a 70 bed extra care facility.	Site promoted through the site allocation process. Outline and Reserved Matters Permissions (13/05136/OUT, 16/05492/REM, 19/00494/REM and 18/00726/REM) secured for 99 dwellings and a 70 bed extra care facility. Development ongoing.	No known viability concerns.	Greenfield site on edge of the town. Outline and Reserved Matters Permissions (13/05136/OUT, 16/05492/REM, 19/00494/REM and 18/00726/REM) secured for 99 dwellings and a 70 bed extra care facility. Development ongoing.	0	0	0						0		0		0
SHI006	Land north of Wolverhampton Road, Shifnal	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. The entirety of the site has Outline and Reserved Matters Planning Permissions (series of Reserved Matters each for a phase of the development). Development commenced.	Site promoted through the site allocation process. The entirety of the site has Outline and Reserved Matters Planning Permissions (series of Reserved Matters each for a phase of the development). Development commenced.	No known viability concerns.	Sustainable development subject to suitable highways and transport mitigation measures. The entirety of the site has Outline and Reserved Matters Planning Permissions (series of Reserved Matters each for a phase of the development). Development commenced. Likely to be delivered.	0	0	0						0		0		0
BAS005	Land at rear of Wheatland's Estate, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.	0	0	0						0		0		0
BAS017	Land to the west of Shrewsbury Road, Baschurch	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.	0	0	0						0		0		0
BAS025	Land to rear of Medley Farm, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.	0	0	0						0		0		0
BAS035	Land at Station Road, Shrewsbury	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Outline and Reserved Matters Planning Permissions (14/02454/OUT / 18/05447/REM) granted for 52 dwellings.	Site promoted through the site allocation process. Scope to provide school drop off zone, if required. Outline and Reserved Matters Planning Permissions (14/02454/OUT / 18/05447/REM) granted for 52 dwellings.	No known viability concerns	Greenfield site with access available from Station Road. Scope to provide school drop off zone, if required. Outline and Reserved Matters Planning Permissions (14/02454/OUT / 18/05447/REM) granted for 52 dwellings. Parish Council support. Site likely to be delivered.	0	0	0						0		0		0
BOM004/R	Land off Shrewsbury Road, Bomere Heath	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.	0	0	0						0		0		0
CON005	Land east of the Shrewsbury Road, Condover	Allocated site.	Site promoted through the site allocation process. Land in single ownership. No known impediments to the availability of the site. Outline Planning Permission (17/00862/OUT) granted for 3 dwellings. Reserved Matters Planning Permissions (18/00555/REM and 18/03582/REM) granted for plots 1 and 3. Plot 1 complete.	Site promoted through the site allocation process. Outline Planning Permission (17/00862/OUT) granted for 3 dwellings. Reserved Matters Planning Permissions (18/00555/REM and 18/03582/REM) granted for plots 1 and 3. Plot 1 complete.	No known viability concerns. Outline Planning Permission (17/00862/OUT) granted for 3 dwellings. Reserved Matters Planning Permissions (18/00555/REM and 18/03582/REM) granted for plots 1 and 3. Plot 1 complete.	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Outline Planning Permission (17/00862/OUT) granted for 3 dwellings. Reserved Matters Planning Permissions (18/00555/REM and 18/03582/REM) granted for plots 1 and 3. Plot 1 complete.	0	0	0						0		0		0
CON006	Land opposite School, Condover	Allocated site.	Site promoted through the site allocation process. Land in single ownership. No known impediments to the availability of the site. Outline and Reserved Matters Planning Permissions (17/00863/OUT / 18/04353/REM) granted for 4 dwellings.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions (17/00863/OUT / 18/04353/REM) granted for 4 dwellings.	No known viability concerns. Outline and Reserved Matters Planning Permissions (17/00863/OUT / 18/04353/REM) granted for 4 dwellings.	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Outline and Reserved Matters Planning Permissions (17/00863/OUT / 18/04353/REM) granted for 4 dwellings.	0	0	0						0		0		0
DOR004	Land off Forge Way, Dorrington	Allocated site.	Site promoted through the site allocation process. Full Planning Application (17/04926/FUL) for 26 dwellings pending consideration.	Site promoted through the site allocation process. Full Planning Application (17/04926/FUL) for 26 dwellings pending consideration.	Negotiation of preferred access, not considered insurmountable. Full Planning Application (17/04926/FUL) for 26 dwellings pending consideration.	Small greenfield site within the settlement boundary. Parish Council support. Full Planning Application (17/04926/FUL) for 26 dwellings pending consideration.	15	0	15			15			15		0		0
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.	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Site likely to be delivered following development on adjacent land (DOR004).	15	0	15				15		15		0		0

Appendix E: Sites allocated for development within the Local Plan

Allocation		Availability Assessment					Years 1-5: Forecasting at 31/03/2020					Year 6: Forecasting at 31/03/2020		Beyond Plan Period					
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
HAN011/R	Land west of school, Hanwood	Allocated site.	Site promoted through the site allocation process. Single landowner. No known impediments to the availability of the site. Outline and Reserved Matters Planning Permissions (14/00549/OUT and 17/00836/REM) granted for up to 25 dwellings. Development is ongoing.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions (14/00549/OUT and 17/00836/REM) granted for up to 25 dwellings. Development is ongoing.	No known viability concerns.	Straightforward small greenfield site. Outline and Reserved Matters Planning Permissions (14/00549/OUT and 17/00836/REM) granted for up to 25 dwellings. Development is ongoing.	0	0	0						0		0		0
NESS004 & NESS012	Land West of Holyhead Road, Nesscliffe	Allocated site.	Site promoted through the site allocation process. Single landowner. Outline and Reserved Matters Planning Permissions (13/04757/OUT and 17/01576/REM) granted for up to 43 dwellings. Development is ongoing. No known impediments to the availability of the site.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions (13/04757/OUT and 17/01576/REM) granted for up to 43 dwellings. Development is ongoing.	No known viability concerns.	Straightforward small greenfield site. Outline and Reserved Matters Planning Permissions (13/04757/OUT and 17/01576/REM) granted for up to 43 dwellings. Development is ongoing. Likely to be delivered.	0	0	0						0		0		0
SHREW001	Land north of London Road, Shrewsbury	Allocated site.	Site promoted through the site allocation process. Single landowner. No known impediments to the availability of the site. Full Planning Permission granted (16/02049/FUL) for a single dwelling on the site.	Site promoted through the site allocation process. Council leading a self-build housing project on the site. Full Planning Permission (16/02049/FUL) granted for a single dwelling on the site. Indicative layout for 48 dwellings (excluding the one dwelling already approved/completed). Funding obtained. Outline Planning Application to be submitted shortly.	Viability of individual units will depend upon build method. However it is considered that the site will be delivered.	Straightforward greenfield site owned by Shropshire Council. Self-build housing scheme being actively progressed. Extended delivery period to reflect gradual development through self-build. Full Planning Permission (16/02049/FUL) granted for a single dwelling on the site. Outline Planning Application to be submitted shortly for the development of the wider site.	48	0	48			6	6	6	18	6	6	24	24
SHREW002, SHREW035, SHREW083, SHREW128, ELR64, ELR67 & ELR68	Shrewsbury West Sustainable Urban Extension	Allocated site.	Yes, although a major development requiring complex S106 Agreements and involvement of a number of landowners, the primary landowners are working collaboratively to deliver the development. Outline and Reserved Matters Planning Applications granted for the first phase of development, consisting of 296 dwellings. An alternative scheme (Full Planning Application) including the land subject to the approved Outline and Reserved Matters Planning Applications and further land is now pending consideration. Phase 1 and 2 of the site has national housebuilder involvement.	Site promoted through the site allocation process. Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery. Highways Authority has accepted principle of up to 400 dwellings accessed off Welshpool Road prior to construction of new Link Road, so no legal or physical impediment to first phases of development. Outline and Reserved Matters Planning Applications granted for the first phase of development, consisting of 296 dwellings. An alternative scheme (Full Planning Application) including the land subject to the approved Outline and Reserved Matters Planning Applications and further land is now pending consideration. Phase 1 and 2 of the site has national housebuilder involvement.	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. Local Economic Partnership (LEP) grant offer towards elements of highways costs, subject to detailed business case approval.	Principle of development established in Core Strategy. Comprehensive development in accordance with adopted masterplan to include 750 dwellings and the provision of new Oxon Link Road and other infrastructure. Outline and Reserved Matters Planning Applications granted for the first phase of development, consisting of 296 dwellings. An alternative scheme including the land subject to the approved Outline and Reserved Matters Planning Applications and further land is now pending consideration (Full Planning Application). Phase 1 and 2 of the site has national housebuilder involvement. National housebuilder involvement in phases 1 and 2. Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery.	454	0	454				19	38	57	38	38	359	359
SHREW016	Land off Hillside Drive, Belvidere, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.	0	0	0						0		0		0
SHREW023	Land at Corner Farm Drive, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.	0	0	0						0		0		0

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Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
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). Hybrid Planning Application granted permission and commenced (total of 600 dwellings, 353 of which are full and 247 outline).	Site promoted through the site allocation process. Suitable location on edge of town - sustainable development with no fundamental planning issues. National housebuilders Taylor Wimpey and Persimmon Homes own the site. Hybrid Planning Application granted permission and commenced (total of 600 dwellings, 353 of which are full and 247 outline). Development of the first phase is progressing at pace.	Hybrid Planning Application granted permission and commenced (total of 600 dwellings, 353 of which are full and 247 outline). Development of the first phase is progressing at pace.	Major greenfield site for coordinated development in two linked parts. Hybrid Planning Application granted permission for a total of 600 dwellings, phase 1 for 353 dwellings has full consent and phase 2 for 247 dwellings has outline consent). Development of the first phase is progressing at pace.	0	0	0						0		0		0
SHREW028, SHREW029, SHREW075, SHREW107, SHREW114, SHREW127, ELR02 & ELR66	Shrewsbury South Sustainable Urban Extension, Shrewsbury	Allocated site.	Site promoted through the site allocation process. Infrastructure costs and contributions identified and apportioned. No legal or physical impediments to development. Series of Planning Permissions secured across the site, including two Full Planning Permissions (13/00893/FUL and 16/02618/FUL) (Phases 1 and 3) and an Outline Planning Permission with a series of associated Reserved Matters Planning Permissions (14/04428/OUT, 17/06149/REM, 19/00048/REM, 19/04460/REM and 19/05470/REM) for sub-phases (phase 2).	Site promoted through the site allocation process. Development consists of three phases. Series of Planning Permissions secured across the site, including two Full Planning Permissions (13/00893/FUL and 16/02618/FUL) (Phases 1 and 3) and an Outline Planning Permission with a series of associated Reserved Matters Planning Permissions (14/04428/OUT, 17/06149/REM, 19/00048/REM, 19/04460/REM and 19/05470/REM) for sub-phases (phase 2).	Major infrastructure requirements but land identified in Core Strategy on this basis and costs to be reflected in land values so no viability issues.	Principle of development established in Core Strategy. Comprehensive development in accordance with adopted masterplan to include approximately 950 dwellings, employment land and related infrastructure. A Full Planning Permission (13/00893/FUL) was granted (phase 1) for 291 dwellings, progressing at pace. An Outline Planning Permission (14/04428/OUT) was granted (phase 2) for 500 dwellings. Reserved Matters Permissions (17/06149/REM, 19/00048/REM, 19/04460/REM and 19/05470/REM) for a number of sub-phases of housing, engineering works, access, attenuation ponds granted and development commenced. A further Full Planning Permission (16/02618/FUL) (phase 3) for 159 dwellings has been granted and development commenced.	0	0	0						0		0		0
SHREW073	Land off Ellesmere Road, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.	0	0	0						0		0		0
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 Planning Permissions (15/05337/OUT and 19/03905/OUT) granted for 100 dwellings granted.	Site promoted through the site allocation process. Development will occur independently of the adjacent employment allocation. Outline Planning Permissions (15/05337/OUT and 19/03905/OUT) granted for 100 dwellings granted.	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. Investigation of flood risk in relation to Battlefield Brook required. No fundamental planning issues to prevent delivery of housing on site. Outline Planning Permissions (15/05337/OUT and 19/03905/OUT) granted for 100 dwellings granted.	Greenfield site within a built up area - sustainable development. Outline Planning Application for 100 dwellings granted.	0	0	0						0		0		0
SHREW105	Land off Shillingston Drive, Shrewsbury	Allocated site.	Development Completed.	Development Completed.	Development Completed.	Development Completed.	0	0	0						0		0		0
SHREW120/R	Land East of Woodcote Way, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.	0	0	0						0		0		0

Appendix E: Sites allocated for development within the Local Plan

Allocation		Availability Assessment					Years 1-5: Forecasting at 31/03/2020						Year 6: Forecasting at 31/03/2020		Beyond Plan Period				
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
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 has commenced and some elements have been completed. The phases can occur alongside each other. Outline Planning Application granted for 120 dwellings. Further Full Planning Applications 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. No known impediments to the availability of the 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 has commenced and some elements have been completed. The phases can occur alongside each other. Outline Planning Application granted for 120 dwellings. Further Full Planning Applications 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.	Ditherington Flaxmill is a recognised heritage asset. The 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 and works to many of the existing buildings have commenced and/or been completed. Historic England is now 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.	A masterplan for the site has been agreed. Historic England is leading the project, which will be delivered in phases. £12.8m of Heritage Lottery Funding has already been offered and the Marches LEP has identified the scheme as a priority project. Outline Planning Permission (10/03237/OUT) granted for the site. The 10 year period for Reserved Matters reflects the potential for a phased approach to delivery rather than an indication of the likely commencement of development. Alternative Hybrid Planning Application (20/05065/OUT) pending consideration for a mixed use development including 120 dwellings. Full Planning Permissions granted for works to the main mill, dye and stove houses and silos. Phase 1 - a new build element. Phase 2 - restoration of the Main Mill and redevelopment of the remaining historic buildings has commenced and some elements have been completed. It is considered delivery assumptions are robust and cautious.	0	0	0						0		0		0
SHREW210/09, SHREW030/R, SHREW094 & SHREW019	Bowbrook/Radbrook, land between Mytton Oak Road and Hanwood Road, Shrewsbury	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Outline and Reserved Matters Planning Permissions granted for 425 dwellings (a phase of development). Full Planning Application granted for the erection of 118 dwellings (another phase of development). Works have commenced and are progressing at pace.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions granted for 425 dwellings (a phase of development). Full Planning Application granted for the erection of 118 dwellings (another phase of development). Works have commenced and are progressing at pace.	Infrastructure and land requirements all identified as part of site allocation process, so no viability issues. Outline and Reserved Matters Planning Permissions granted for 425 dwellings (a phase of development). Full Planning Application granted for the erection of 118 dwellings (another phase of development). Works have commenced and are progressing at pace.	Large greenfield site, within the settlement boundary. Outline and Reserved Matters Planning Permissions granted for 425 dwellings (a phase of development). Full Planning Application granted for the erection of 118 dwellings (another phase of development). Works have commenced and are progressing at pace.	0	0	0						0		0		0
SHREW212/09	Land west of Longden Road, Shrewsbury	Allocated site.	Site promoted through the site allocation process. Large greenfield site. Outline and Reserved Matters Planning Permissions (13/03920/OUT and 15/00779/REM) granted for 171 dwellings. Development has commenced and is progressing at pace. No known impediments to the availability of the site.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions (13/03920/OUT and 15/00779/REM) granted for 171 dwellings. Development has commenced and is progressing at pace.	No major viability issues raised by the applicant.	Large greenfield site. Outline and Reserved Matters Planning Permissions (13/03920/OUT and 15/00779/REM) granted for 171 dwellings. Development has commenced and is progressing at pace.	0	0	0						0		0		0
UFF006/10	Land between Manor Farm and Top Cottages, Uffington	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.	0	0	0						0		0		0
SHAW004	Land to the rear of Brickyard Farm, Poynton Road, Shawbury	Allocated site.	Site promoted through the site allocation process. Site in single ownership. No known impediments to the availability of the site. Outline and Full Planning Permissions (14/03635/OUT and 16/05474/FUL) granted for up to 50 dwellings. Development commenced.	Site promoted through the site allocation process. Outline and Full Planning Permissions (14/03635/OUT and 16/05474/FUL) granted for up to 50 dwellings. Development commenced.	No known viability concerns.	Greenfield site. Outline and Full Planning Permissions (14/03635/OUT and 16/05474/FUL) granted for up to 50 dwellings. Development commenced. Likely to be delivered.	0	0	0						0		0		0
WEM003	Land off Pym's 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 refused on the site, however it is considered that a deliverable scheme can be prepared for the site.	Site promoted through the site allocation process. Outline Planning Application refused on the site, however it is considered that a deliverable scheme can be prepared for the site.	No known viability concerns.	Greenfield site with no fundamental planning issues. Likely to be delivered. Outline Planning Application refused on the site, however it is considered that a deliverable scheme can be prepared for the site.	100	0	100			25	25	25	75	25	25		0
WEM012	Land off Roden Grove, Wem	Allocated site.	Development Completed.	Development Completed.	Development Completed.	Development Completed.	0	0	0						0		0		0



Appendix E: Sites allocated for development within the Local Plan

Allocation		Availability Assessment					Years 1-5: Forecasting at 31/03/2020					Year 6: Forecasting at 31/03/2020		Beyond Plan Period					
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
ASHP002	Land West of Ash Parva	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.	0	0	0						0		0		0
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.	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. Likely to be delivered, but likely to be towards the end of the 5 year period.	5	0	5					5	5		0		0
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. Full Planning Permissions (16/05870/FUL and 16/02309/FUL) granted for 1 and 2 dwellings on parts of the site respectively. The 2 dwellings have been completed. An Outline Planning Permission (17/03775/OUT) has also been granted for 5 dwellings. Together these Planning Permissions address the eastern element of the site.	Site promoted through the site allocation process. Full Planning Permissions (16/05870/FUL and 16/02309/FUL) granted for 1 and 2 dwellings on parts of the site respectively. The 2 dwellings have been completed. An Outline Planning Permission (17/03775/OUT) has also been granted for 5 dwellings. Together these Planning Permissions address the eastern element of the site. Total site capacity 30 dwellings.	No known viability concerns.	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 phases already have consent. Full Planning Permissions (16/05870/FUL and 16/02309/FUL) granted for 1 and 2 dwellings on parts of the site respectively. The 2 dwellings have been completed. An Outline Planning Permission (17/03775/OUT) has also been granted for 5 dwellings. Together these Planning Permissions address the eastern element of the site. Total site capacity 30 dwellings.	22	0	22			2	10	10	22		0		0
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.	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. Delivery spread over years 6+.	40	0	40						0	20	20	20	20
TIL001	Land at the Vicarage, Tilstock	Allocated site.	Site promoted through the site allocation process. Outline Planning Permission (16/04615/OUT) granted for 25 dwellings. Reserved Matters Planning Application pending consideration.	Site promoted through the site allocation process. Outline Planning Permission (16/04615/OUT) granted for 25 dwellings. Reserved Matters Planning Application pending consideration.	No known viability concerns.	Greenfield site within the settlement boundary. Outline Planning Permission (16/04615/OUT) granted for 25 dwellings. Reserved Matters Planning Application pending consideration.	0	0	0						0		0		0
TIL002	Land at Tilstock Close, Tilstock	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Outline and Reserved Matters Planning Permissions 14/03013/OUT and 18/05370/REM) granted for 9 dwellings. Reserved Matters Planning Permission granted post 31st March 2020.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions 14/03013/OUT and 18/05370/REM) granted for 9 dwellings. Reserved Matters Planning Permission granted post 31st March 2020.	No known viability concerns.	Greenfield site to the north of the village within the settlement boundary. Outline and Reserved Matters Planning Permissions 14/03013/OUT and 18/05370/REM) granted for 9 dwellings. Reserved Matters Planning Permission granted post 31st March 2020.	0	0	0						0		0		0
TIL008	Land at Russell House, Tilstock	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.	0	0	0						0		0		0
WHIT009	Land at Tilstock Road, Whitchurch	Allocated site.	Site promoted through the site allocation process. Outline Planning Application granted for up to 500 dwellings. Reserved Matters Planning Application granted for the first phase (156 dwellings). Reserved Matters Planning Applications pending consideration for phases 2, 3 and 4 (total of 324 dwellings).	Site promoted through the site allocation process. Outline Planning Application granted for up to 500 dwellings. Reserved Matters Planning Application granted for the first phase (156 dwellings). Reserved Matters Planning Applications pending consideration for phases 2, 3 and 4 (total of 324 dwellings). Agreement regarding foul sewerage capacity - permits commencement of development pending permanent upgrade by Welsh Water or developer.	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.	Major greenfield site. Outline Planning Application granted for up to 500 dwellings. Reserved Matters Planning Application granted for the first phase (156 dwellings). Reserved Matters Planning Applications pending consideration for phases 2, 3 and 4 (total of 324 dwellings). 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		0

Appendix E: Sites allocated for development within the Local Plan

Allocation		Availability Assessment					Years 1-5: Forecasting at 31/03/2020					Year 6: Forecasting at 31/03/2020		Beyond Plan Period					
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
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.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions (14/01263/OUT and 17/03076/REM) granted for 90 dwellings. Includes condition regarding foul sewerage capacity.	Foul sewerage capacity upgrade required for complete build out of development.	Sustainable development. Outline and Reserved Matters Planning Permissions (14/01263/OUT and 17/03076/REM) granted for 90 dwellings. Likely to be delivered, but full build out subject to permanent foul sewerage capacity upgrade.	0	0	0						0		0		0
WHIT033/10	Land North of Mill Park, Whitchurch	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.	0	0	0						0		0		0
WHIT046	Land at Mount Farm, Whitchurch	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.	0	0	0						0		0		0
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.	Site promoted through the site allocation process.	No known viability concerns - linkage with employment land to be addressed at application stage.	Greenfield site on edge of town. Sustainable development. No fundamental planning issues. Town Council support. Part of mixed use scheme linked to ELR033 with site development guidelines, including phasing, so delivery indicated over years 4-6.	60	0	60				25	25	50	10	10		0

Approved Application on at least part of the site.  
 Approved Application on all of the site.

Total: 1,109  
 10% Allowance: 111  
 Total After 10% Allowance: 998

## **Appendix F. Strategic Land Availability Assessment (SLAA) Sites**

Appendix F: Sites from the Strategic Land Availability Assessment (SLAA)

Site		Strategic Land Availability Assessment					Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period	
SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability	Summary	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
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.	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		0
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.	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.						0		0		15
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.	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.						0		0		13
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.	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.						0		0		44
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.	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.						0		0		60

Appendix F: Sites from the Strategic Land Availability Assessment (SLAA)

Site		Strategic Land Availability Assessment					Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period	
SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability	Summary	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
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.	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.						0		0		2
WBR008	Land at Bank Farm, Worthen	Agricultural buildings within an existing Community Cluster settlement, as such conversions/infilling may be appropriate subject to material considerations and suitable management of any physical, heritage or environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is within 300m of several grade 2 listed buildings and a grade 1 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. It is also proposed that Worthen will be a Community Hub, which may impact on suitability for other uses.	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.	The site is considered suitable (infilling/conversion); available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for open market residential development (infilling/conversion) 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. It is also proposed that Worthen will be a Community Hub, which may impact on suitability for other uses. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						5		0		0
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 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.	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		0	
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.	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 or 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		0	

Appendix F: Sites from the Strategic Land Availability Assessment (SLAA)

Site		Strategic Land Availability Assessment					Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period	
SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability	Summary	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
MVE002	site 2	The site is located adjacent to an existing Community Cluster, specifically Morville is located within the Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cressett Community Cluster. Within Morville open market residential development is limited to infilling, conversions and small groups of dwellings on suitable sites within or immediately adjoining the village. The housing guideline for the Community cluster is around 15 dwellings, current commitments and completions total around 28 dwellings (as at 31st March 2017). As such a small group of open market dwellings on the site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance the site is located 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 also subject to highway approval. However, Morville 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.	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 granted for 18 dwellings and 360sq.m of B1(c) light industrial space post 31st March 2020.	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 granted for 18 dwellings and 360sq.m of B1(c) light industrial space post 31st March 2020.	The site is considered available, achievable and viable. The site is located adjacent to an existing Community Cluster, specifically Morville is located within the Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cressett Community Cluster. Within Morville open market residential development is limited to infilling, conversions and small groups of dwellings on suitable sites within or immediately adjoining the village. The housing guideline for the Community cluster is around 15 dwellings, current commitments and completions total around 28 dwellings (as at 31st March 2017). As such a small group of open market dwellings on the site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. Furthermore, Marton 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. Planning Permission granted for 18 dwellings and 360sq.m of B1(c) light industrial space post 31st March 2020.						10		0		0
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.	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		0
CST001	Church Stretton Car Sales, Burway Road, Church Stretton	The site is within the development boundary of the settlement so residential development is acceptable in principle subject to material considerations. development in relation to this matter, subject to acceptable safeguarding. The site is 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 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 also within proximity 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. Furthermore the site is within proximity of ancient woodland, therefore 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 also within 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 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.	The site is considered likely to become 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 sites suitability for development is subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically its location within the AONB and a Conservation Area. If no significant adverse impacts on this asset was identified or if suitable mitigation is possible, 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.						5		0		0

Appendix F: Sites from the Strategic Land Availability Assessment (SLAA)

Site		Strategic Land Availability Assessment					Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period		
SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability	Summary	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total	
CST002	Crown Carpets, Burway Road, Church Stretton	Site is within the development boundary of Church Stretton so is suitable subject to material considerations. The site is 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 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 also within proximity 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. Furthermore the site is within proximity of ancient woodland, therefore 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 also within 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 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.	The site is considered likely to become 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 considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically its location within a Conservation Area and the AONB. If no significant adverse impacts on this assets was identified or if suitable mitigation is possible, 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.							5		0		0
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.	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		0
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.	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		6		20
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.	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		0		8

Appendix F: Sites from the Strategic Land Availability Assessment (SLAA)

Site		Strategic Land Availability Assessment					Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period	
SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability	Summary	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
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.	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		0
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.	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		0
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.	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		0
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.	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.						3		0		0



Appendix F: Sites from the Strategic Land Availability Assessment (SLAA)

Site		Strategic Land Availability Assessment					Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period	
SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability	Summary	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
ONY006	Land south east of Church Close	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. The site is also partly within and partly in proximity of a conservation area and in proximity of 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 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.	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 a conservation area, 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.						5		0		0
BLE002	Land north of A41, Bletchley	The site is located within an existing Community Cluster, specifically Bletchley is located within the Bletchley, Longford, Longslow and Moreton Say Community Cluster. Within Bletchley open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 20 additional dwellings during the plan period, current commitments and completions total around 33 dwellings (as at 31st March 2017). As such conversion of the existing buildings on the site to open market dwellings may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance the site is 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. The ability to provide an appropriate access is also subject to highway approval. However, Bletchley 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.	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.	The site is considered available, achievable and viable. The site is located within an existing Community Cluster, specifically Bletchley is located within the Bletchley, Longford, Longslow and Moreton Say Community Cluster. Within Bletchley open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 20 additional dwellings during the plan period, current commitments and completions total around 33 dwellings (as at 31st March 2017). As such conversion of the existing buildings on the site to open market dwellings may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. However, Bletchley 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.						5		0		0
HHH001	Land adjacent to County Primary School, 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.	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.	The site is considered available, viable and achievable (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. Forms part of the proposed Local Plan allocation.						10		0		0
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.	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		0
MDR001	77 - 83 Shropshire Street, Market Drayton	This site is a suitable location for residential development subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is within proximity of one or more listed buildings and a conservation area, as such 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.	The site is considered suitable; will likely 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		0

Appendix F: Sites from the Strategic Land Availability Assessment (SLAA)

Site		Strategic Land Availability Assessment					Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period	
SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability	Summary	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
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.	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		0
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.	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		0
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.	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		0
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.	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		0
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 sites 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.	This brownfield site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Specifically the 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 sites 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.						14		0		0
SKH002	Land at the 'Old Camp'	The 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 sites 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.	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.	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Specifically the 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 sites within Stoke Heath. 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.						10		10		0

Appendix F: Sites from the Strategic Land Availability Assessment (SLAA)

Site		Strategic Land Availability Assessment				Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period		
SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability	Summary	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
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) 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.	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		0
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.	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		0
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) 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.	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		0
OSW005	Roy Evans Garage, Oak Street	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) 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.	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 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		0
OSW006	Garages site, Whittington Road	The site is a windfall redevelopment site within the urban boundary that is considered suitable for residential development, subject to management of any physical, heritage and environmental constraints. Specifically the site contains two TPO's and is in proximity of a number of other 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.	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) 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.	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		7		0
OSW043	Welsh Border Meats, Willow Street	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) 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.	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		0

Appendix F: Sites from the Strategic Land Availability Assessment (SLAA)

Site		Strategic Land Availability Assessment					Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period	
SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability	Summary	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
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.	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		0
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.	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.	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		0
PYC002	Penylan, Penygarrag 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.	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		0
RUY007	Land to rear of Riversdale, Church St, Ruyton XI Towns	Greenfield infill site within development boundary. As such suitable in principle, subject to material considerations. Suitability is also subject to suitable management of any physical, heritage and environmental constraints present. For instance comments from highway department regarding highway access. The site is also within 300m of several grade 2 listed buildings and scheduled monument, 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 contains 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. Planning Permissions (19/00560/OUT and 20/00391/REM) granted for 5 dwellings on the majority of the site.	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. Planning Permissions (19/00560/OUT and 20/00391/REM) granted for 5 dwellings on the majority 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 (19/00560/OUT and 20/00391/REM) granted for 5 dwellings on the majority of the site.	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 material considerations 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. Planning Permissions (19/00560/OUT and 20/00391/REM) granted for 5 dwellings on the majority of the site.						1		0		0
RUY019	Former Dairy Site, School Road, Ruyton XI Towns	Site is considered suitable for open market residential development. Suitability is subject to material considerations and suitable management of any physical, heritage or environmental considerations. For instance the site is within 300m of several 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.	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 material considerations 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		65		0

Appendix F: Sites from the Strategic Land Availability Assessment (SLAA)

Site		Strategic Land Availability Assessment					Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period	
SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability	Summary	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
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 Permission (19/02458/FUL) granted for 2 dwellings on part 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 Permission (19/02458/FUL) granted for 2 dwellings 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 (19/02458/FUL) granted for 2 dwellings on part of the site.	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 Permission (19/02458/FUL) granted for 2 dwellings on part of the site.						7		0		0
SHF004	Land to the rear of Jaspers, Shrewsbury Road	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 to 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.	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		0
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 to 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.	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		0
SHF021	West of Lamledge Lane and Shifnal College and North of Shifnal Industrial Estate	The site is located within the Shifnal development boundary. The eastern portion of the site is unallocated. The western portion of the site is allocated for employment uses and the preference would be for employment uses upon it, however it is recognised that the wider employment allocation has been granted Planning Permission for a mixed residential and care home scheme, therefore open market residential uses on this component of the site is also likely to be appropriate. The ability to provide an appropriate access is subject to highway approval.	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.	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.						0		6		0
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 to 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.	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 on 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		0

Appendix F: Sites from the Strategic Land Availability Assessment (SLAA)

Site		Strategic Land Availability Assessment					Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period	
SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability	Summary	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
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.	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		0
ANN003	Land adjoining Longden Road, Annscroft	The site is located within an existing Community Cluster, specifically Annscroft is located within the Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green Community Cluster. Within Annscroft open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 10-50 additional dwellings during the plan period, current commitments and completions total around 50 dwellings (as at the 31st March 2017). As such open market residential development on this site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is also subject to highway approval. However, Annscroft 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.	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.	The site is considered available, achievable and viable. The site is located within an existing Community Cluster, specifically Annscroft is located within the Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green Community Cluster. Within Annscroft open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 10-50 additional dwellings during the plan period, current commitments and completions total around 50 dwellings (as at 31st March 2017). As such open market residential development consisting of a group of dwellings on this site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. However, Annscroft 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.						5		0		0
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.	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		0
CON001	Land at Home Farm, Condover	The site is located adjacent to an existing Community Cluster settlement, specifically Condover within the Dorrington, Stapleton and Condover Community Cluster. Within Condover, development is limited to infilling, groups of houses and conversions within the development boundary. As such open market residential development on this site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance part of the site is located within a conservation area, the remainder is in proximity of a conservation area. The site is also in proximity of a registered park 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 is also in proximity of a local 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 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 ability to provide an appropriate access is also subject to highway approval. Furthermore, Condover 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.	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.	The site is considered available, achievable and viable. The site is located within an existing Community Cluster, specifically Condover within the Dorrington, Stapleton and Condover Community Cluster. As such open market residential development on this site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. Furthermore, Condover 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.						25		0		0
EXG005	Land at the Works, Exford Green	The site is located within an existing Community Cluster, specifically Exford Green is located within the Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green Community Cluster. Within Exford Green open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 10-50 additional dwellings during the plan period, current commitments and completions total around 50 dwellings (as at the 31st March 2017). As such open market residential development consisting of a group of houses and/or conversions on this site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is also subject to highway approval. The site is also in proximity of ancient woodland, therefore 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, Exford Green 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.	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.	This primarily brownfield site is considered available, achievable and viable. The site is located within an existing Community Cluster, specifically Exford Green is located within the Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green Community Cluster. Within Exford Green open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 10-50 additional dwellings during the plan period, current commitments and completions total around 50 dwellings (as at 31st March 2017). As such open market residential development consisting of a group of dwellings and/or conversions on this site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. However, Exford Green 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.						10		0		0

Appendix F: Sites from the Strategic Land Availability Assessment (SLAA)

Site		Strategic Land Availability Assessment					Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period	
SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability	Summary	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
HKE004	Junction Longden Rd & Hanley Lane	<p>The site is located within an existing Community Cluster, specifically Hook-a-Gate is located within the Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green Community Cluster. Within Hook-a-Gate open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 10-50 additional dwellings during the plan period, current commitments and completions total around 50 dwellings (as at 31st March 2017).</p> <p>As such open market residential development consisting of a group of dwellings on the elements of this site that are not located within flood zones 2 and/or 3, may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. The element of the site located in flood zones 2 and/or 3 would only be considered to have development potential if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere.</p> <p>Other such considerations include the fact that the site is in proximity of a Local 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 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. 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.</p> <p>However, Hook-a-Gate 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.</p>	<p>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.</p>	<p>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.</p>	<p>The site is considered available, achievable and viable. Its availability is unknown. The site is located within an existing Community Cluster, specifically Hook-a-Gate is located within the Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green Community Cluster. Within Hook-a-Gate open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The guideline across the Community Cluster is 10-50 additional dwellings during the plan period, current commitments and completions total around 50 dwellings (as at 31st March 2017).</p> <p>As such open market residential development consisting of a group of dwellings on the elements of this site that are not located within flood zones 2 and/or 3, may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. The element of the site located in flood zones 2 and/or 3 would only be considered to have development potential if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and will not increase risk elsewhere.</p> <p>However, Hook-a-Gate 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.</p>							3	0	0	
HPV001	Land at St Chads Farm	<p>Within Hopton open market residential development is limited to infilling/conversions on suitable sites within the village. The guideline across the Community Cluster is 10-15 additional dwellings during the plan period, current commitments and completions total around 60 dwellings (as at 31st March 2017). As such infill development on the site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance the site is in proximity of a Local 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 in proximity of a scheduled monument, 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.</p> <p>However, Hopton 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.</p>	<p>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.</p>	<p>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.</p>	<p>The site is considered available, achievable and viable. The site is located within an existing Community Cluster, specifically Hopton is located within the Great Ness, Little Ness, Wilcote, Hopton/Valeswood, Kinton, and Felton Butler Community Cluster. Within Hopton open market residential development is limited to infilling/conversions on suitable sites within the village. The guideline across the Community Cluster is 10-15 additional dwellings during the plan period, current commitments and completions total around 60 dwellings (as at 31st March 2017). As such infill development on the site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present.</p> <p>However, Hopton 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.</p>							5	0	0	
SHR002	The Hollies, Sutton Road, Shrewsbury	<p>As a brownfield site within the settlement boundary, it is a suitable location in principle for open market residential development. Suitability is subject to appropriate management of any physical, heritage and environmental constraints. For instance the existing building is attractive and of historic interest and as such should be retained. Furthermore the site is located within Shrewsbury 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.</p> <p>If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is also located within proximity of one or more listed buildings and scheduled monuments. Consequently development is subject to an assessment of impact on the significance of the setting of this heritage asset(s). The site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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 contains numerous trees subject to TPO's there are also numerous trees subject to TPO's in proximity of 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. The site is considered suitable for development in relation to this matter, subject to these safeguarding measures being deemed acceptable. As a result the suitability of the site is dependent on the outcome of necessary supporting assessments.</p>	<p>The site has been recently promoted for sale for residential development.</p>	<p>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.</p>	<p>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 contains an attractive existing building and is located within the Shrewsbury Conservation Area. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of 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. Such constraints include the presence of TPO's on the site; and the sites proximity to one or more listed buildings and scheduled monuments. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.</p>							13	0	0	
SHR003	Richmond House, Harlescott, Shrewsbury	<p>The site is suitable in principle for open market residential development subject to assessment and management of physical, environmental and heritage constraints. For instance the site is located within 1km of a Ramsar Site, consequently, development is subject to an appropriate assessment under the Habitats Regulations. The site is located in proximity of a conservation area and scheduled monument. Therefore development is subject to an assessment of impact on the significance of the setting of this heritage asset(s). The site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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 to the site for an alternative use is subject to highway comments.</p>	<p>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.</p>	<p>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.</p>	<p>The site is considered available, achievable and viable (subject to any further necessary viability assessment). The site 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 the site is located within proximity of a Ramsar site, conservation area and scheduled monument. The ability to provide an appropriate access for an alternative use is subject to highway comments. 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.</p>							0	11	0	

Appendix F: Sites from the Strategic Land Availability Assessment (SLAA)

Site		Strategic Land Availability Assessment					Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period	
SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability	Summary	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
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.	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.						15		0		0
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.	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 assets 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		0
SHR015	Land at Whitehall	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.	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. Specifically the site contains listed buildings, is located in a conservation area and proximity of other 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.						0		30		0
SHR016	Shrewsbury Training and Development Centre, Racecourse Crescent, 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 ability to provide an appropriate access is subject to highway approval. The site is also within 300m of conservation area and 100m of Grade 2 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, but this submission does not specify that the site is available for this form of development and subsequent investigations have not been able to clarify 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.	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						9		0		0
SHR080	Land at Oteley Road, Shrewsbury	The site is located within the development boundary and forms part of the Shrewsbury South SUE. 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 need to provide an appropriate highway access using Sutton Grange Drive, approved by Highway Authority. The site is just within 300m of Grade 2* Listed Building - the Greek Orthodox Church, 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 is in a prominent location and adjacent to residential dwellings and open space, therefore site design and layout must reflect this location.	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.	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.						32		0		0



Appendix F: Sites from the Strategic Land Availability Assessment (SLAA)

Site		Strategic Land Availability Assessment					Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period	
SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability	Summary	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
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.	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		0
SHR178	Reman Services Sports and Social Club off Albert Road, Shrewsbury	The site is located within the Shrewsbury development boundary. However, two elements of the site (totalling approximately 80% of the site) comprises an identified outdoor sports facility. Development on this element of the site is therefore not appropriate unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The remainder of the site is suitable for development subject to management of any physical, heritage and environmental constraints present. For instance the site is in proximity of a Local Wildlife Site, development is therefore 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 also contains a Veteran Tree/tree protected by a Tree Preservation Order, development is therefore 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 within 300m of a Listed Building 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.	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). However, two elements of the site (totalling approximately 80% of the site) comprises an identified outdoor sports facility. Development on this element of the site is therefore not appropriate unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The remainder of the site is suitable for development subject to management of any physical, heritage and environmental constraints present. Specifically proximity of 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.						0		5		0
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.	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.						5		9		0
SHR217	The Pitch and Putt, Shrewsbury	The site is located within the development boundary. However approximately 50% of the site is identified as an outdoor sports facility. Therefore this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The remainder of the site is suitable in principle for open market residential development subject to material considerations and management of any physical, heritage and environmental constraints present. For instance the suitability of the access to serve alternative uses of the site will require highway approval. The site is 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.	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.	The site is considered available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Approximately 50% of the site is identified as an outdoor sports facility. Therefore this area of the site is not appropriate for development unless an assessment has been undertaken which clearly indicates that the open space or facility is surplus to requirements or the loss would be replaced by equivalent or better provision. The remainder of the site is suitable in principle for open market 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.						0		35		15
STA003	Court Farm	The site is located adjacent to an existing Community Cluster, specifically Stapleton is located within the Dorrington, Stapleton and Condover Community Cluster. Within Stapleton open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. The guideline across the Community Cluster is 5 additional dwellings during the plan period, current commitments and completions total around 10 dwellings (as at 31st March 2017). As such open market residential development consisting of a group of dwellings on this site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is located within proximity of a Local 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 proximity 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. Furthermore, Stapleton 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. Planning Permission (19/04255/OUT) 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 (19/04255/OUT) 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 (19/04255/OUT) granted for 1 dwelling on part of the site.	The site is located adjacent to an existing Community Cluster, specifically Stapleton is located within the Dorrington, Stapleton and Condover Community Cluster. Within Stapleton open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary. The guideline across the Community Cluster is 5 additional dwellings during the plan period, current commitments and completions total around 10 dwellings (as at 31st March 2017). As such open market residential development consisting of a group of dwellings on this site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. Furthermore, Stapleton 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. Planning Permission (19/04255/OUT) granted for 1 dwelling on part of the site.						4		0		0

Appendix F: Sites from the Strategic Land Availability Assessment (SLAA)

SLAA Site Reference	Site Address	Strategic Land Availability Assessment					Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period			
		Suitability	Availability	Achievability/Viability	Summary	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total		
STA006	Ye Olde Farm	<p>The site is located adjacent to an existing Community Cluster, specifically Stapleton is located within the Dorrington, Stapleton and Conover Community Cluster. Within Stapleton open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary.</p> <p>The guideline across the Community Cluster is 5 additional dwellings during the plan period, current commitments and completions total around 10 dwellings (as at 31st March 2017). Furthermore a small portion of the site is located 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.</p> <p>The remainder of the site may be suitable for open market residential development consisting of a group of dwellings on this site may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is located within proximity of a Local 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 proximity 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.</p> <p>Furthermore, Stapleton 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.</p>	<p>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.</p>	<p>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.</p>	<p>The site is located adjacent to an existing Community Cluster, specifically Stapleton is located within the Dorrington, Stapleton and Conover Community Cluster. Within Stapleton open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the identified development boundary.</p> <p>The guideline across the Community Cluster is 5 additional dwellings during the plan period, current commitments and completions total around 10 dwellings (as at 31st March 2017). As such open market residential development consisting of a group of dwellings on the element of the site located outside flood zones 2 and/or 3 may be acceptable, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present.</p> <p>Furthermore, Stapleton 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.</p>							5		0		0	
WLU001	adjacent Ash Grove	<p>The site is located adjacent to an existing Community Cluster, specifically Weston Lullingfields is located within the Weston Lullingfields, Weston Wharf and Weston Common Community Cluster. Within Weston Lullingfields open market residential development is limited to infilling, conversions and small-groups of up to 5 dwellings on suitable sites within the village. The guideline across the Community Cluster is 15-20 additional dwellings during the plan period, current commitments and completions total around 16 dwellings (as at 31st March 2017).</p> <p>As such a small group of up to 5 dwellings on the site may be suitable subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. 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.</p> <p>However, Weston Lullingfields 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.</p>	<p>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.</p>	<p>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.</p>	<p>The site is considered available, achievable and viable. The site is located adjacent to an existing Community Cluster, specifically Weston Lullingfields is located within the Weston Lullingfields, Weston Wharf and Weston Common Community Cluster. Within Weston Lullingfields open market residential development is limited to infilling, conversions and small-groups of up to 5 dwellings on suitable sites within the village. The guideline across the Community Cluster is 15-20 additional dwellings during the plan period, current commitments and completions total around 16 dwellings (as at 31st March 2017).</p> <p>As such a small group of up to 5 dwellings on the site may be suitable subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present.</p> <p>However, Weston Lullingfields 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.</p>							5		0		0	
MTN004	Site B	<p>The site is located adjacent to an existing Community Cluster, specifically Marton is located within the Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington Community Cluster. Within Marton open market residential development is limited to infilling and conversions on suitable sites. The housing guideline for the Community cluster is around 20 dwellings. This site may be suitable for infill development, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of 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 of a local 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 in proximity 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 proximity of a Ramsar Site, therefore development is subject to an appropriate assessment under the Habitats Regulations. 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.</p> <p>Furthermore, Marton 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.</p>	<p>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.</p>	<p>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.</p>	<p>The site is considered available, achievable and viable. The site is located adjacent to an existing Community Cluster, specifically Marton is located within the Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington Community Cluster. Within Marton open market residential development is limited to infilling and conversions on suitable sites. The housing guideline for the Community cluster is around 20 dwellings. This site may be suitable for infill development, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present.</p> <p>Furthermore, Marton 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.</p>							5		0		0	
WEM018	Land behind 18-34 Aston Road, Wem	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>								0		38		0

Appendix F: Sites from the Strategic Land Availability Assessment (SLAA)

Site		Strategic Land Availability Assessment					Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period		
SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability	Summary	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total	
PRH004	Land at Invictus	The site is located within an existing Community Cluster, specifically Prees Heath within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Within Prees Heath appropriate development is limited to the allocated sites, infilling, groups of houses and conversions on suitable sites well related to the built form of Prees Heath. However, the south-west corner of the site is located 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 remainder of the site may be considered suitable for open market residential development, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway capacity and access. The site is also within proximity of a SAC and Ramsar site, therefore development is subject to an appropriate assessment under the Habitats Regulations. However, Prees Heath 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. Therefore due to uncertainty about availability and the status of Prees Heath within the Local Plan Review, the site is rejected.	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.	The site is considered achievable and viable. Its availability is unknown. The site is located within an existing Community Cluster, specifically Prees Heath within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Within Prees Heath appropriate development is limited to the allocated sites, infilling, groups of houses and conversions on suitable sites well related to the built form of Prees Heath. The site may be considered suitable for open market residential development, excluding the element of the site located within flood zones 2 and/or 3, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. The element of the site located within 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. However, Prees Heath 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.						10		0		0	
PRH006	Heath Road	The site is located within an existing Community Cluster, specifically Prees Heath within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Within Prees Heath appropriate development is limited to the allocated sites, infilling, groups of houses and conversions on suitable sites well related to the built form of Prees Heath. However, the south-west corner of the site is located 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 remainder of the site may be considered suitable for open market residential development, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. For instance comments will be needed from highway department regarding highway capacity and access. The site is also within proximity of a SAC and Ramsar site, therefore development is subject to an appropriate assessment under the Habitats Regulations. The site is also in proximity 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 also contains and is 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. However, Prees Heath 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. Therefore due to uncertainty about availability and the status of Prees Heath within the Local Plan Review, the site is rejected.	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.	The site is considered achievable and viable. Its availability is unknown. The site is located within an existing Community Cluster, specifically Prees Heath within the Whitchurch Rural & Ightfield and Calverhall Community Cluster. Within Prees Heath appropriate development is limited to the allocated sites, infilling, groups of houses and conversions on suitable sites well related to the built form of Prees Heath. The site may be considered suitable for open market residential development, subject to material considerations including the application of SAMDev Plan Policy MD3 and any suitable management of physical, heritage and environmental constraints present. However, Prees Heath 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.							10		0		0
WHT001	Garages on Wayland Close, Whitchurch	The site is located within an existing residential area within the Whitchurch development boundary, consequently it is considered a suitable site for residential development. However the site is within proximity 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. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Planning Permission (19/01553/FUL) granted for 2 dwellings on approximately 2/3 of the site.	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. Planning Permission (19/01553/FUL) granted for 2 dwellings on approximately 2/3 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 (19/01553/FUL) granted for 2 dwellings on approximately 2/3 of the site.	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. The site is also considered suitable for 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. Planning Permission (19/01553/FUL) granted for 2 dwellings on approximately 2/3 of the site.						1		0		0	
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.	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		0	

Total: 299  
 10% Allowance: 30  
 Total After 10% Allowance: 269

## **Appendix G. Affordable Housing Sites Seeking Homes England (HE) Funding**

Site Details					Years 1-5: Forecasting as at 31/03/2020						Year 6: Forecasting as at 31/03/2020		Beyond Plan Period	
Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+	Total
West Gate	Westgate, Bridgnorth	6	0	6						6		0		0
Ditton Priors	Ditton Priors CLT	12	0	12						12		0		0
Chirbury	Chirbury	13	0	13						13		0		0
Lutwyche Rd	Lutwyche Rd, Church Stretton	6	0	6						6		0		0
Doddington	Adj Village Hall	10	0	10						10		0		0
Scotland St	Scotland St, Ellesmere	30	0	30						30		0		0
Lacy Rd	Lacy Rd, Ludlow	2	0	2						2		0		0
St Marys St	6 St Marys St, Market Drayton	5	0	5						5		0		0
Vicon Works, Market Drayton	Vicon Works MD	28	0	28						28		0		0
Callaughtons Ash Ph 2	Callaughtons Ash Much Wenlock	14	0	14						14		0		0
Twmpath Lane	Twmpath Lane Gobowen	16	0	16						16		0		0
Weston Rd, Morda	Weston Rd, Morda	24	0	24						24		0		0
Whittington CLT	Whittington CLT	24	0	24						24		0		0
Beehive Pub	Beehive Pub Shifnal	14	0	14						14		0		0
Albery Park Rd, Shrewsbury	Albert Park Rd, Shrewsbury	12	0	12						12		0		0
Bicton Phase 2, Shrewsbury	Bicton Phase 2	54	0	54						54		0		0
Ellesmere Rd, Shrewsbury	Ellesmere Rd, Shrewsbury	21	0	21						21		0		0
Heathgate works	Heathgate Works	9	0	9						9		0		0
Myddle CLT	Myddle CLT	5	0	5						5		0		0
Golf House Lane, Prees Heath	Golf House Lane, Prees Heath	25	0	25						25		0		0
Prees Community Led	Prees	27	0	27						27		0		0

**Total: 357**  
**10% Allowance: 36**  
**Total After 10% Allowance: 321**

## **Appendix H. Windfall Sites**

Reference	Years 1-5: Forecasting (as at 31/03/2020)					Years 6: Forecasting (as at 31/03/2020)		
	2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total
Windfall Allowance				299	299	598	299	299

## **Appendix I. Lapsed Permissions**



Appendix I: Lapsed Planning Permissions as at 31st March 2020

Site		Availability Assessment						Net Dwellings	Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period	
Reference	Address	Suitability - Application	Suitability - Site	Availability	Achievability	Viability	Summary		2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+
09/01500/FUL	Adj To Worfield Primary School, Worfield, Bridgnorth	Application previously approved on the site at appeal (09/01500/FUL). Site in ownership of an RSL. Site outside the development boundary, affordable housing exception site.	Application previously approved on the site at appeal (09/01500/FUL). Site in ownership of an RSL. Site outside the development boundary, affordable housing exception site.	The site is in the ownership of an RSL and there is known interest in bringing the site forward 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.	Previously approved application for 14 dwellings. Known interest in developing the site. Likely in the longer term.	14						0	0		14
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.	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.	Application previously approved on the site (13/02623/FUL). Brownfield site within the settlement boundary.	6						0	0		6
10/01319/FUL	Land At 1 Pinkham, Cleobury Mortimer	Application previously approved on the site (10/01319/FUL)	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.	Application previously approved on the site (10/01319/FUL)	9						0	0		9
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.	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.	Previously approved application for 10 dwellings.	10						0	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.	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.	Known interest in developing the site in the past. Much of the development was implemented. However phases of the development, including an extra care facility and some housing were not implemented. 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.	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.	80						0	0		80
14/02846/OUT	Coach Depot, Fishmore Road, Ludlow, Shropshire, SY8 2LU	Application previously approved on the site (14/02846/OUT). Site within the settlement boundary.	Application previously approved on the site (14/02846/OUT). 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.	Previously approved application for 20 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	20						0	0		20
10/00968/FUL	Phoenix Garage, Great Hales Street, Market Drayton	Application previously approved on the site (10/00968/FUL). More recent application (13/01162/FUL) withdrawn in 2013, but Officer Report at the time recommenced approval. Brownfield site within the settlement boundary.	Application previously approved on the site (10/00968/FUL). More recent application (13/01162/FUL) withdrawn in 2013, but Officer Report at the time recommenced approval. Brownfield site within the settlement boundary.	Application to renew the previous permission was submitted and subsequently withdrawn. This indicates the landowner is still interested in bringing the site forward for development, subject to an appropriate and viable scheme. 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.	A detailed viability report has previously been undertaken which indicated that developer profit margins were marginal. In order to make the development viable, no affordable housing contribution was to be sought - however an overage clause would have been required which will allow for the provision of an affordable housing provision should the profit margins increase due to an increase in the housing market. It is felt that in these circumstances the development would have been viable. As market conditions improve, the development will become increasingly viable.	Previously approved application for 14 dwellings. The site is likely to come forward in the longer term.	14						0	0		14

Appendix I: Lapsed Planning Permissions as at 31st March 2020

Site		Availability Assessment						Net Dwellings	Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period	
Reference	Address	Suitability - Application	Suitability - Site	Availability	Achievability	Viability	Summary		2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+
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.	Application previously approved on the site (10/01264/FUL). Site within the settlement boundary. Part brownfield part greenfield.	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.	Previously approved application for 6 dwellings. Building Control Application submitted and an approved inspector has been appointed (12/02280/DOMFPC). Application may still be extant.	6						0	0		6
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.	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.	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	0		6
11/00983/FUL	6 St Marys Street, Market Drayton	Application previously approved on the site (11/00983/FUL). Brownfield site within the settlement boundary.	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.	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	0		5
11/03859/OUT	Coach Garage, Village Road, Childs Ercall, Market Drayton	Application previously approved on the site (11/03859/OUT). Subsequent application (16/01958/FUL) withdrawn due to concerns regarding viability. Site within the settlement boundary.	Application previously approved on the site (11/03859/OUT). Subsequent application (16/01958/FUL) withdrawn due to concerns regarding viability. 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.	Previously approved application for 5 dwellings. Known interest in developing the site in the past. Likely in the longer term.	5						0	0		5
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.	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.	Previously approved application for 6 dwellings. Known interest in developing the site. Likely in the longer term.	6						0	0		6
10/04555/FUL	Hall Farm, Lutwyche, Much Wenlock	Application previously approved on the site (10/04555/FUL). Development involves the conversion of existing barns.	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.	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	0		6
10/00540/OUT	Land Between 94A Willow Street and Oak Street, Oswestry	Application previously approved on the site (10/00540/OUT). Brownfield site located within the settlement boundary.	Application previously approved on the site (10/00540/OUT). Brownfield site located within the settlement boundary.	The site is currently occupied by a large metal corrugated shed that is used for retailing meat. 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.	Previously approved application for 6 dwellings. Brownfield site located 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.	6						0	0		6
10/04143/OUT	Pentons Haulage And Coldstore, School Road, Ruyton XI Towns, Shrewsbury, Shropshire, SY4 1JT	Brownfield site. Application previously approved on the site (10/04143/OUT)	Brownfield site. Application previously approved on the site (10/04143/OUT)	Site is currently being promoted for development and has previously 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 medium to long term.	Brownfield site, but no major viability issues noted to date.	Brownfield site. Application previously approved on the site (10/04143/OUT)	80						0	0		80
13/04841/FUL	The Uplands, Shifnal, Shropshire, TF11 9HA	Application previously approved on the site (13/04841/FUL). Site within the settlement boundary.	Application previously approved on the site (13/04841/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.	Previously approved application for 29 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	29						0	0		29

Appendix I: Lapsed Planning Permissions as at 31st March 2020

Site		Availability Assessment						Net Dwellings	Years 1-5: Forecasting as at 31/03/2020					Year 6: Forecasting as at 31/03/2020		Beyond Plan Period	
Reference	Address	Suitability - Application	Suitability - Site	Availability	Achievability	Viability	Summary		2020/21	2021/22	2022/23	2023/24	2024/25	Total	2025/26	Total	2026+
11/01476/FUL	Oakshall Farm, Plealey, Shrewsbury	Application previously approved on the site (11/01476/FUL). Barn conversion.	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.	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	0		5
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.	Application previously approved on the site (11/02325/FUL). Brownfield site within the settlement boundary.	The site is currently in commercial use. However, there 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.	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	0		5
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.	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.	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	0		9
14/04383/FUL	Princess House, The Square, Shrewsbury, Shropshire	Application previously approved on the site (14/04383/FUL). Site within the settlement boundary.	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.	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	0		50
11/03574/FUL	Heath House Fam, Stanton Upon Hine Heath, Shrewsbury	Application previously approved on the site (11/03574/FUL). Barn conversion scheme.	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.	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	0		6
14/01530/REM	67 Aston Street, Wem, Shropshire, SY4 5AU	Application previously approved on the site (14/01530/REM). Site within the settlement boundary.	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.	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	0		6