

SAMDev LP examination

Further Statement regarding housing supply 6/2/15

Introduction

The Inspector's note of 27th January invited parties that had made representations concerning five year Housing Land Supply to make further written submissions if the updated evidence affects their original representation.

A further Inspector's note of 29th January invited interested parties to comment on the implications of the Ministerial Statement and changes to the Planning Practice Guidance on the soundness of the SAMDev Plan.

This statement informs an update to our original representation in relation to the Inspector's following questions under Matter 2:

- *Q2. In quantitative terms, will the scale of housing proposed meet the Core Strategy housing requirement of 27,500 dwellings over the plan period?*
- *Q3. Is the reliance on windfall development justified by the supporting evidence?*
- *Q6. Can the Council demonstrate a five year supply of housing land together with an appropriate buffer in accordance with the NPPF?*

Accordingly, we have updated Berrys' rebuttal on the Five Year Supply which is attached at Appendix 1. The original table of 1,438 dwellings on permissions that pre-date 2009 remains unaltered, as Appendix 2. We have added a useful summary table linking the Council's various updates together at Appendix 3.

Summary of original representations

Berrys original representations (222, 223, 224) made the following points:

- A step change in delivery is required to deliver the Core Strategy figure of 27,500 homes by 2026. The average delivery rate over the first 7 years of the plan period was 1,038 dwellings per annum. To make up this shortfall requires an average over the remaining 13 years of the plan period of 1,556 dwellings per annum throughout 2013-2026¹.
- Market viability varies greatly across Shropshire, with low viability in North West Shropshire and parts of North East Shropshire.
- The SHLAA report suggests the north will continue to remain a weaker housing market over the plan period. (SHLAA figure 3.8) Yet regardless of these facts the

¹ assuming an annualised approach. If a phased approach were used, the figure would be higher.

Plan states that 41% of proposed residential development will be in the north where the market is weakest.

- The 2011 census describes strong growth in the number of households in the south and east.
- The Plan has an over-reliance on windfall.

In summary, Berrys's representations expressed grave concerns that the SAMDev Plan does not make sufficient provision for housing and will not be effective in delivering the scale of development required for a minimum of 10 years as required by NPPF paragraph 47. The five year housing supply is a subset of this issue, on which we provided detailed evidence in our hearing statement.

The Council's updated information

The Council has produced three sets of information, each from a different perspective, in its original Five Year Supply Schedules (August 2014), its Delivery Framework (18th November 2014) and its Sites Update (16th January 2015). We have produced a 13-page table that links these together, attached at Appendix 3. An excel spreadsheet copy is also provided for transparency.

To enable easy cross-reference, the last 2 columns in the link table refer to sites challenged in our updated Five Year Supply Rebuttal.

The link table in Appendix 3 has the advantage of clarifying which of the Delivery Framework sites are also included in the 'sites with planning permission' and 'resolution to approve' schedules. Of the 10,087 dwellings on proposed allocations, 1,209 dwellings are already included in the schedules A and B of the five year supply tables, namely 664 with consent plus 545 with resolution to approve (page 13 of the link table).

A further 2,799 dwellings on allocated sites are included in the five year supply figures. In these cases, planning decisions over 2014/15 makes no difference to the five year supply as the sites are already counted in the supply.

Will the scale of housing proposed meet the requirement of 27,500 dwellings?

The Council's updated figures enable an update to SAMDev table MD1 to March 2014 as shown below. While the number of completions has risen, the number of outstanding commitments has dropped. The remaining figure for which sites need to be identified is 14,655, which is only marginally lower than the figure in the submitted Plan up to March 2013. The total amount to deliver over 2014-2026 is column A minus column B, namely 19,220 dwellings left to deliver.

The Council's 10% non-implementation allowance should be applied to the column D figure, which brings it up to 16,120 dwellings.

The deliverability of the outstanding commitments is crucial. We applaud the Council's acceptance of some of the points made in our Joint Rebuttal of the Five Year Supply, but they do not go far enough. Our updated Rebuttal details a further drop of 1,063 dwellings in the number of outstanding commitments that are realistically deliverable, down to 3,502. This means that 17,290 dwellings should be identified for the plan period, in order to ensure delivery of the Core Strategy figure of 27,500 by 2026.

Update to SAMDev Plan Table MD1

	A	B	C	D	E		
	Policy CS1	built 06-14	committed 31/3/2014	Remaining to identify	of which, allocations without consent	allocations as % of column D (2014-26)	Allocations as % of remaining delivery
Total	27,500	8,280	4,565	14,655	9,423 ²	64.3%	49.0%
Plus 10% non-delivery				16,120			
Rebuttal plus 10% non-delivery			3,502	17,290		54.4%	45.3%

Notes: dwellings needed to achieve 27,500 over plan period = columns C + D

The Council's Delivery Framework identifies a supply of 4,582 dwellings over 2014-19; 4,536 dwellings over 2019-2024 and 1,713 dwellings over 2024-2026. This totals 10,831 dwellings, which is well below that required.

The above figures also show a slight decline in supply over the plan period, which is at odds with the Council's apparent preference for a phased increase in housing requirements.

Is the reliance on windfall development justified by the supporting evidence?

Allocations add 9,423 dwellings to the housing supply for the plan period to 2026. To fill the delivery gap, the Council rely heavily on SHLAA sites. However, by definition, accepted SHLAA sites are in accordance with existing planning policies. The vast majority lie inside development Plan boundaries that have been unchanged for at least 10 years. They have been identified as 'accepted' sites because development would be allowed under existing Local Plan policies – *but nevertheless development has not yet occurred despite being in accordance with policy*. Many are currently occupied by a business use. We question how many of these SHLAA sites will come forward.

It is noteworthy how many of the SHLAA sites in the Delivery Framework are not included in the five year supply as they are not considered deliverable in the short term. Many sites

² 10,087 dwellings on allocations less outstanding consents on allocations at 31/3/14 of 664 = 9,423

appear to have been added in the hope, rather than the certainty, that they will become available over the longer term.

Can the Council demonstrate a five year supply of housing land?

The detailed evidence in our rebuttal (Appendix 1) demonstrates that the Council cannot demonstrate a five year supply. If SAMDev allocations are included we calculate the supply at 3.72 years.

Implications of the Ministerial Statement on Affordable Housing

There is currently uncertainty as to whether Shropshire Council's challenge to the Government's new policy will be sustained. If the Council manage to sustain their current position, then a proportion of small developers will choose to develop in locations that have lower affordable housing contributions. Others will 'wait it out' for a change in the Council's position. This is likely to reduce delivery of market housing over the plan period.

On the other hand, if the Government's policy is applied, then Shropshire will require larger site allocations (over 10 dwellings) in order to deliver sufficient affordable housing to meet the Core Strategy requirement of 9,000 dwellings over the plan period.

Whichever scenario prevails, the solution is to identify more housing land in order to ensure that sufficient housing is delivered.

Conclusion

Our original submission was that Shropshire has insufficient allocations to meet its housing needs. The Council's updates have reinforced this assessment, as the Council has had to move supply from later in the plan period forwards in their Delivery Framework in order to provide for years 2014-19 and claim a five year supply. Even robbing the later years to provide for the earlier years is insufficient, in our view, to demonstrate a robust five year supply. Our updated Rebuttal in Appendix 1 calculates that Shropshire would only be able to demonstrate a 3.72 year supply at the point that the Plan is adopted.

Paragraphs 47 and 157 of the NPPF require a Plan to identify *at least* 10 years supply, and preferably 15 years supply. It is insufficient to defer this to a future plan.

The SAMDev Plan has taken more than 5 years to date with an average of 12 full time equivalent staff working on the Local Plan over that period. With Council cutbacks, it is inconceivable that a replacement to both the Core Strategy and SAMDev Plans will be completed before serious housing supply problems occur. Corrective action now will save more drastic deterioration later.

**Shropshire's Five Year
Housing Supply Rebuttal**

SAMDev LP examination

Update

6th February 2015

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1.0 INTRODUCTION

- 1.1 This rebuttal update is in response to the SAMDev LP Inspector's note of 27th January which invited parties that had made representations concerning five year Housing Land Supply to make further written submissions if appropriate to inform the SAMDev LP examination.
- 1.2 Shropshire Council's Five Year Supply Statement published 12th August 2014 was challenged with a Joint Rebuttal by 11 developers³ and agents on 19th September. The housing supply was discussed in front of the Inspector at the SAMDev Plan examination hearings on 13th November, following which the Council accepted a limited number of the challenges made, adjusting their figures in revised schedules published on 18th November 2014. A further Update was published by the Council on 16th January 2015. This rebuttal update assesses the Council's latest figures and clarifies what areas remain in dispute.
- 1.3 The inclusion of SAMDev Plan sites in the five year supply in this period prior to the publication of the Inspector's report is disputed for development management purposes. However for SAMDev LP purposes we have included the SAMDev Plan allocations as submitted by the Council. We conclude that the Council would only have a 3.72 years' supply even if all the SAMDev LP allocations were adopted.

2.0 THE HOUSING REQUIREMENT

Phased or annualised approach?

- 2.1 Various methods of setting the housing requirement were discussed at the SAMDev Plan hearings on 13th November. The Council would prefer to apply a phased approach rather than to use an annualised requirement. The Inspector indicated at the examination hearing that the NPPF suggests that the five year housing requirement should normally be based on the annualised requirement.
- 2.2 Furthermore, paragraph 5.4 of the Shropshire Core Strategy explicitly states that, *"The five year supply of housing land will be assessed against the total Plan target of 27,500 homes. The purpose of the policy (CS10) is to guide phased allocations in the SAMDev DPD and will not impact on assessment of the five*

³ Namely the Joint Rebuttal undertaken by Berrys on behalf of Barratt/ David Wilson Homes, Fletcher Homes, Galliers Homes, Monks Chartered Surveyors, Morris Property, Persimmon Homes, Peter Richards & Co, Shrewsbury Homes, Shropshire Homes, Taylor Wimpey and Tesni Properties and included in the Matter 2 hearing statement for the Local Plan examination.

*year supply in accordance with PPS3*⁴. It is therefore clear that an annualised requirement is in accordance with the adopted Core Strategy.

- 2.3 The phasing referred to in the Core Strategy was originally in policy CS10 and was removed at the Core Strategy examination in November 2010 in light of concerns raised at the time. One challenge raised was that the proposed phasing took a more optimistic view than the West Midlands Regional Spatial Strategy Phase 2 Revision evidence base (paragraph 58 of the Core Strategy Inspector's Report). In response to the challenges made to the phasing, the Council deleted the text from the policy and moved it into the explanatory text instead. The demotion of phasing into paragraph 5.5 of the Core Strategy was an important change to the Core Strategy that the Council is seeking to downplay.
- 2.4 The Council's updated figures⁴ produced on 18th November 2014 nevertheless presume a phased approach, with higher levels of delivery at the end of the plan period 2021-2026. This leads to a substantially lower requirement of **10,120** dwellings for the period 2014-2019 compared to a non-phased approach of **11,000** as shown in table 1 below. This makes a significant difference to the shortfall figure that is applied.
- 2.5 The Council's insistence on a phased approach is misguided, because there is no guarantee that the end of the plan period will have more favourable conditions than the present time. In fact the end of a plan period is usually associated with a shortage of allocated sites and a rump of less viable and less attractive sites. It is unlikely that Shropshire will be able to deliver more houses at the end of the plan period as the phased approach assumes, even in favourable economic conditions.
- 2.6 The Council's own Delivery Framework figures do not support phasing, with more housing supply identified in the first 5 years 2014-19 (4,582 dwellings) than in the next 5 years 2019-2024 (4,445 dwellings) and a declining supply in the last 2 years 2024-2026 (1,713 dwellings).
- 2.7 Furthermore, Shropshire's significant shortfall to date means that 19,220 dwellings are required over the 12 years 2014-2026 which is equivalent to an annual delivery rate of 1,602 dwellings per annum over 2014-26 (assuming an annualised approach). If the requirement were phased as the Council would prefer, it would result in an even higher delivery rate over 2021-26. The outstanding shortfall means that a phased approach that defers delivery to the

⁴ <http://shropshire.gov.uk/planning-policy/samdev-examination/post-submission-documents/> Matter 2 updates

latter part of the plan period would greatly reduce the likelihood of Shropshire delivering its Core Strategy requirement.

- 2.8 It is notable that the majority of appeal decisions across the country do not apply any phasing when calculating the housing requirement.
- 2.9 The NPPF's policy is to "boost significantly" the supply of housing (para 47). To defer higher rates of delivery to the end of the plan period is inconsistent with this objective.
- 2.10 In light of these considerations the annualised approach should be applied in Shropshire in accordance with the NPPF and Planning Practice Guidance.

Application of the buffer

- 2.11 The NPPF requires a buffer to be added to the housing requirement, which the Council accepts is 20% in Shropshire's case.
- 2.12 NPPF paragraph 47 requires local authorities to, "identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing **against their housing requirements** with an additional buffer...." (emphasis added). The NPPF does *not* refer to the buffer being applied to five years' worth of the annual housing figure, but to the "housing requirements". We interpret this as the full housing requirement for the five year period, including the shortfall.
- 2.13 The Council apply the 20% buffer only to the minimum figure rather than to their whole housing requirement for the five year period. The majority of appeal decisions apply the 20% buffer to the historic shortfall as well as the supply going forward. In other words, the 20% buffer applies to both a) and b) below. This results in a housing requirement of 11,514 dwellings.

Table 1: Updated Housing Requirement

	Council's calculation 18 th Nov	Development Industry
Plan period 2006-2014 less delivery 2006-2014	10,120 – 8,280 (phased approach)	11,000 – 8,280 (annualised approach)
a) Resulting shortfall in provision	1,840	2,720
b) 5 years 2014-2019	6,950	6,875
c) Plus 20% buffer	1,390	1,919
Requirement (a + b + c)	10,180	11,514

3.0 HOUSING SUPPLY

3.1 The Council's latest housing supply figures are shown below in table 2. These are challenged as discussed below.

Table 2: Shropshire's Housing Supply

		Council's calculations		Industry's calculation	
		12 th August 2014 Statement	18 th November Update	reduction	6 th Feb update
A	Dwellings on sites with Planning Permission	5286	4565	1,033	3532
B	Selected Resolution to Grant	1227	1263	-275	988
C	Residential Care Homes	205	135	-85	50
D	SUE	509	489	-231	258
E	SHLAA Sites	724	1125	-89	1036
F	SAMDev	2590	2799	-710	2089
G	Affordable Housing	179	34	-27	7
H	Windfall Sites	598	598	0	598
	Delivery Framework C+D+E+F+G	(4207)	4582		4038
	Totals	11318	11008	2,450	8558

Sites with planning permission at 31st March 2014

3.2 The number of sites with planning permission that genuinely meet the NPPF tests of available, suitable and achievable is significantly lower than the Council claim. It is clear that a number of these sites are unlikely to come forward, reducing the supply by the following amounts:

- Outline consents over 3 years' old 193 dwellings
- Specific delivery problems 378 dwellings
- Non-implementation discount in North Shropshire 168 dwellings
- Non-implementation discount for old permissions 294 dwellings
- **Total reduction 1,033 dwellings**

Outline consents over 3 years' old

3.3 The Council's spreadsheet contains a number of outline consents which are believed to have lapsed, as they consist of outline consents older than 3 years' old. An outline consent cannot be implemented until reserved matters have been approved. The Council's monitoring system normally supercedes the outline reference number with the reserved matters reference number. The absence of a reserved matters reference number implies that details have not been submitted. In these circumstances an outline consent normally expires.

Table 3: Outline consents over 3 years' old (pre-1/4/2011)

Area	Planning Applic No	Settlement Name	Address	Net Dwlg	Decn Date
North	OS2000/10945	St Martins/Ifton Heath	LAND OFF BAYTREE CLOSE ST MARTINS OSWESTRY	2	11-Oct-00
North	NS2003/01218	Market Drayton	BEDALE PORTLAND DRIVE MARKET DRAYTON	1	21-Jan-04
North	NS2006/01161	Ellesmere	FORMER DAIRY CREST SITE WHARF ROAD ELLESMERE	13	27-Jun-07
North	NS2006/01161	Ellesmere	FORMER DAIRY CREST SITE WHARF ROAD ELLESMERE	15	27-Jun-07
Central	SY2007/00573	Shrewsbury	ROYAL SHREWSBURY HOSPITAL MYTTON OAK ROAD SHREWSBURY	10	08-Feb-08
Central	SY2007/00573	Shrewsbury	ROYAL SHREWSBURY HOSPITAL MYTTON OAK ROAD SHREWSBURY	55	08-Feb-08
North	OS2008/15523	Treflach	LAND ADJ YEW TREE HOUSE TREFLACH OSWESTRY	1	12-Jun-08
Central	SY2008/01194	Longden	ARROW COUNTY SERVICES LONGDEN SHREWSBURY	3	04-Dec-08
Central	SY2008/01194	Longden	ARROW COUNTY SERVICES LONGDEN SHREWSBURY	10	04-Dec-08
South	BR2008/00798	Albrighton (1)	54 STATION ROAD ALBRIGHTON WOLVERHAMPTON	2	23-Dec-08
North	09/03480/OUT	Market Drayton	FARCROFT HOUSE LONGSLOW ROAD MARKET DRAYTON	1	08-Mar-10
North	10/00853/OUT	Loppington	LAND AT FACTORY FARM LOPPINGTON WEM SHREWSBURY	2	29-Apr-10
North	10/01478/OUT	Market Drayton	HILLCREST SALISBURY ROAD MARKET DRAYTON	1	04-Jun-10
South	10/00900/OUT	Rural Area	FORMER MOTORWAY REMOULDS LTD MILL GREEN LANE KNIGHTON	12	07-Jun-10
South	10/00900/OUT	Rural Area	FORMER MOTORWAY REMOULDS LTD MILL GREEN LANE KNIGHTON	24	07-Jun-10

North	10/01174/OUT	Whittington	BANK HOUSE 5 TOP STREET WHITTINGTON OSWESTRY	1	18-Jun-10
North	10/01582/OUT	Market Drayton	CARTREF LONGLANDS LANE MARKET DRAYTON	4	22-Jun-10
North	10/01855/OUT	Harmer Hill	THE RED CASTLE ELLESMERE ROAD SHREWSBURY	1	24-Jun-10
North	10/01138/OUT	Treflach	ADJ LEESIDE GIBRALTAR LANE TREFLACH OSWESTRY	1	05-Jul-10
North	10/02404/OUT	Weston Rhyn/Preesgweene	PLOT 1 AT FORMER FIELD VIEW OLD CHIRK ROAD WESTON RHYN OSWESTRY	1	21-Jul-10
North	10/02281/OUT	Cockshutt	TYNEHOLM SHREWSBURY ROAD ELLESMERE	1	29-Jul-10
North	10/02809/OUT	Oswestry	LAND AT AMBULANCE STATION MORDA BANK OSWESTRY	4	18-Aug-10
North	10/02669/OUT	Market Drayton	THE WILLOWS, 57 PROSPECT ROAD MARKET DRAYTON	1	25-Aug-10
Central	10/02438/OUT	Shrewsbury	ADJ TO 17 WELL MEADOW GARDENS SHREWSBURY	1	26-Aug-10
North	10/03434/OUT	Oswestry	ADJACENT TO 1 NANT LANE MORDA OSWESTRY	1	01-Oct-10
Central	10/03564/OUT	Shrewsbury	ADJ TO 75 BATTLEFIELD ROAD SHREWSBURY	1	11-Oct-10
North	10/03879/OUT	Eaton Upon Tern	EATON GRANGE EASTON UPON TERN MARKET DRAYTON	1	19-Oct-10
North	10/04600/OUT	Weston Rhyn/Preesgweene	5 GARDEN CROFT STATION ROAD WESTON RHYN OSWESTRY	1	26-Nov-10
North	10/04004/OUT	Market Drayton	LAND ADJ ST MARYS CROFT BERRISFORD ROAD MARKET DRAYTON	6	26-Nov-10
North	10/04044/OUT	Clive	LAND TO THE REAR OF NEILGHERY HIGH STREET CLIVE SHREWSBURY	1	22-Dec-10
Central	10/05235/OUT	Bomere Heath	7 SHREWSBURY ROAD BOMERE HEATH SHREWSBURY	2	21-Jan-11
North	10/05011/OUT	Market Drayton	HILLCREST NEWCASTLE ROAD MARKET DRAYTON	4	24-Jan-11
North	10/05011/OUT	Market Drayton	HILLCREST NEWCASTLE ROAD MARKET DRAYTON	9	24-Jan-11
			TOTAL	193	

3.4 The Council's monitoring system would have replaced the reference to an outline consent with reference to a reserved matters consent, if one had been approved. Therefore in the above cases there is no reserved matters consent. A total of 193 dwellings should be removed from the figures, as the consents are clearly out-of-time.

Specific delivery problems

3.5 The Council seeks to rely on a number of sites which have had the benefit of planning permission for several years, many of which have no realistic prospect of development being delivered within five years. Many are not viable and most are not being actively marketed. Others have been on the market so long that it belies an underlying problem. These are listed in table 4 below.

Table 4: Sites with specific delivery problems, in date order

North, central, south & Ref	Location	Dwllg Left	Dec'n Date	Delivery issues
N OS2001/11755	Land off Middleton Road, Oswestry	37	30-Oct-02	No progress in the last 10 years in delivering housing. Recently proposed for car parking to support retail development.
N OS2004/13076	13 Oak Street, Oswestry	24	28-Aug-08	Was on the market for several years but with little or no developer interest. Appears to not be viable.
N OS2008/15863	Land at the Terraces, Morda Oswestry	15	05-Mar-09	Was on the market for several years, but after little developer interest is no longer being actively marketed.
N 10/02854/FUL	Rear of the Lion Hotel, Llanymynech	8	31-Aug-10	Was marketed for several years with little developer interest. No longer actively marketed. It appears to be not viable to develop.
C 10/03237/OUT	Flax Mill, St Michaels Street, Shrewsbury	120	5-Nov-10	No reserved matters application for residential devt has yet been submitted. This site also has very significant viability issues, being enabling development for a costly restoration of an historic building. Delivery is unlikely within 5 years
S 10/02056/OUT	Land at Fishmore Road, Ludlow	94	21-Dec-11	Bought by Bovis for £5.5 million in 2002. Now in administration, and have turned down offers of up to £4 million. Site is currently valued at £2 million. Former brickworks site also has reclamation costs. Unlikely to be sufficiently viable to be delivered within 5 years.
N 10/04143/OUT	Former Dairy Site, School Road, Ruyton XI Towns	80	23-Dec-11	Still occupied for business uses and not available for redevelopment. Commercial land value and the cost of demolition reduces development viability.
Total		378		

Source: Schedule A of the Council's Five Year Supply Statement 12/8/14

Non-implementation rate in North Shropshire

- 3.6 The above examples illustrate that not all planning consents will be implemented. The Council recognise this by discounting all existing planning consents by 10%, to allow for a proportion that will not be built. However this standard rate obscures two key considerations; firstly the varied viability of development across Shropshire, and secondly the historic nature of some ageing permissions.
- 3.7 The NPPF's measure of 'deliverable' housing sites is that, "*sites 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 and in particular that development of the site is viable*" (NPPF footnote 11, emphasis added).
- 3.8 Viability differs across Shropshire, as reported in the Shropshire Viability Study 2013. This resulted in three different target rates for affordable housing, as shown in the map below. Broadly speaking, there is low development viability in the north of the county and high viability in the south of the county.

Figure 1: Development Viability in Shropshire



Source: Shropshire Council's Viability Study 2013

3.9 The lower deliverability of development in North Shropshire is also apparent in the build rate assumptions that the Council use, which as explained in paragraph 3.3 of their August 2014 Five Year Supply Statement are:

- North Shropshire 25 dwellings/year
- Central Shropshire 38 dwellings/year
- South Shropshire 36 dwellings/year

3.10 A high proportion of the sites listed in table 3, table 4 and appendix 2 are in the north, further demonstrating the repeating theme that the north has a significantly lower delivery rate than the rest of the county.

3.11 A combination of the Shropshire Council Viability Study 2013, the average build rates across the county and local knowledge, leads to the conclusion that sites with planning permission are much more likely to be delivered in Central and South Shropshire.

3.12 The Council use a non-delivery rate of 10% as the county average. The 10% industry average is used in parts of England with a relatively strong market, equivalent to the market found in central and southern Shropshire.

3.13 The evidence above suggests that the difference in delivery is two to three times greater in the north of Shropshire. Multiplying the Council's average figure of 10% non-delivery rate by 2, we propose that a non-delivery rate of 20% is appropriate for north Shropshire. This is applied in table 4 for permissions granted after 2009 (permissions older than March 2009 are discussed in the next section). The resulting reduction to reflect the lower delivery of development in the north is 168 dwellings.

Table 5: Non-implementation discount for North Shropshire

	No. dwellings
No. dwellings on northern sites permitted after April 2009	1,967
<i>Less relevant deductions listed in tables 3 & 4</i>	149
Revised no. dwellings on northern sites	1,818
Council's 10% discount (of 1,967)	196
Realistic 20% discount (of 1,818)	364
<i>Difference between Council's and Realistic figure</i>	168

Non-implementation rate for pre-2009 permissions

- 3.14 Most permissions now expire after 3 years, unless the development is commenced. Furthermore, from August 2014 the Council has applied a 12 month time limit on outline consents, thereby putting great emphasis on the deliverability of sites. With such measures putting pressure on the industry, it is reasonable to expect the Council to have equal regard to the deliverability of its stock of old permissions.
- 3.15 The Council includes in its figures a number of very old consents dating back to December 1960, with 1,438 dwellings are on permissions that pre-date April 2009, as detailed in Appendix 1. It is questionable whether some of these will ever be built. Many are small sites involving under 5 dwellings and therefore more difficult to assess individually as has been done for larger sites in table 2, but nevertheless the same principles apply, namely that a proportion of outstanding consents will never be implemented. Removing sites that have already been included in tables 3 & 4 leaves 1,118 dwellings, the majority of which are in north Shropshire.

Table 6: Number of dwellings on permissions granted pre-April 2009

	North	Central	South	Total Dwellings
Dwellings pre-April 2009	836	335	267	1,438
Less sites listed in tables 3 & 4 to avoid duplication	-133	-149	-38	-320
Revised Total	703	186	229	1,118

Source: Schedule A, Council's Five Year Supply Statement 12th August 2014

Note: The November 2014 update also totals 1,438 dwellings 1960-March 2009

- 3.16 We suggest that the Council's 10% discount for non-implementation rate should be increased for permissions that are over 5 years' old to 30% for central and south Shropshire and 40% for north Shropshire.

Table 7: Non-implementation discount for pre-2009 permissions

	North	Central	South	Total Shropshire
Permissions pre-dating April 2009	703	186	229	1,118
Council's discount of 10%	70	19	23	112
Discount of 30% (S&C) 40% (N)	281	56	69	406
Difference	-211	-37	-46	-294

- 3.17 These more realistic non-implementation rates reduce the Council's estimate of dwellings likely to be delivered from the stock of permissions pre-dating 2009 by 294 dwellings.

Summary of sites with planning permission

3.18 The Council's figures are over-inflated by sites that will not be delivered in five years. It includes 193 dwellings on outline consents that are over 3 years' old and for which no reserved matters applications have been received. A reduction must be made of 378 dwellings from sites with specific delivery problems, 168 dwellings to allow for the much higher non-delivery rate in north Shropshire, and 294 dwellings to allow for a higher non-delivery rate for old permissions dating from 1960 – March 2009. In total 1,033 dwellings need to be reduced from this category. Consequently the housing supply from this source is reduced from 4,565 to 3,532.

SITES WITH A 'RESOLUTION TO GRANT'

- 3.19 The Council has included in its five year housing supply sites where permission has not yet been granted, by including sites with a 'resolution to approve' subject to a section 106 agreement. The Council revised its list of sites in this category in November 2014, reducing the number of dwellings counted on large sites (table 8) in response to criticism and counting additional sites to arrive at a revised figure of 1,263 dwellings in its 17th November update.
- 3.20 Shropshire is trying to boost the housing supply by counting potential future supply over the year ahead 2014/15 *without* the accompanying increase in future requirement for 2014/15. By this means the Council tries to get one step ahead whilst using an older requirement, artificially boosting its figures. The Council's inclusion of certain sites that are 'in the process' and *expected* to be obtain planning consent in the year ahead should be seen for what it is; an attempt to borrow from next years' anticipated housing consents to count prematurely against this years' requirements. This is unacceptable. Both sides of the supply/ requirement equation should be updated at the same time.
- 3.21 The point was well made at the examination hearings by a number of participants that gerrymandering with dates is unacceptable. It is logical that if a mid-year position is taken on housing supply, a mid-year position must also be applied on the housing requirement side of the equation. Thus if sites that are expected to enter the housing supply mid-year are included, the Council should also apply the housing requirement to the same point. The 7 months of April – October 2014 inclusive are 7/12ths of the annual requirement of 1,375, equal to an 802 dwellings requirement. If the Council wish to retain these sites in their Five Year Supply figure, then **the requirement should be increased by 802** over the table 1 figures.
- 3.22 As Shropshire's threshold for affordable housing contributions is 1 dwelling, almost all housing applications require a section 106 agreement. However the issuing of a section 106 agreement is currently fraught with difficulties for the reasons given below, and therefore not all these sites should be prematurely counted:
- Section 106 negotiations can be prolonged by wrangles over viability, infrastructure and landownership, with some sites being caught in this stage for years. It is apparent from the Council's latest figures that a significant proportion of the sites that still await a s106 agreement have a resolution to approve from before December 2013;
 - The Ministerial Statement of 28th November 2014 regarding the removal of affordable housing liabilities from sites involving less than 11 dwellings combined with Shropshire Council's insistence on applying contributions

despite this national change has led to delays in the signing of section 106 agreements on small sites as applicants wait for the Council to change its stance;

- 3.23 Sites with a resolution to approve may or may not come forward. In light of the above considerations a discount of 20% should be applied to sites in this category.
- 3.24 Furthermore, there are unrealistic delivery figures for four large sites in this category. For outline applications, one year should be allowed to have reserved matters (RM) determined, with a further year for the discharge of conditions and site infrastructure groundworks (DC). Thereafter build rates should be applied as per paragraph 3.3 of the Council's August Five Year Supply Statement, namely 36 dwellings/year in South Shropshire and 38 dwellings/year in Central Shropshire. Only large sites of 250 plus dwellings and that have more than one developer on site should have the build-out rate multiplied by 1.5, resulting in an annual delivery rate for large sites in Shrewsbury of 57 dwellings/year on sites with multiple developers.
- 3.25 The Council has responded to the criticisms made of its August figures by reducing the supply from the four large sites in table 8 below, from the figure in column 3 (total of 1,146) to the figure in column 4 (total 741). While this demonstrates a more realistic approach, it does not allow for the fact that three of the sites were only outline consents, with not only the signing of the section 106 agreement still awaited but also reserved matters, discharge of conditions and groundworks before dwellings can be delivered. We estimate that the total delivery from these four sites will not be higher than 570 dwellings by March 2019. Accordingly the supply should be reduced by **171 dwellings** (741 minus 570) from this source.

Table 8: Delivery rates amongst sites with a resolution to grant

Ref	Site	Councils initial Aug figure	Councils revised Nov figure	Yr 1 2014/15	Yr 2 2015/16	Yr 3 2016/17	Yr 4 2017/18	Yr 5 2018/19	Revised Total
13/02989 /OUT	West of Coppice Green Lane, Shifnal	200	152	RM	DC	36	36	36	108
11/03087 /OUT	Shillingstone Drive, Shrewsbury	230	190	RM	DC	38	38	38	114
13/00893 /FUL	Sutton Grange, Otley Rd, Shrewsbury SUE	291	188	25	38	38	38	38	177
13/03534 /OUT	Land at Bowbrook, Shrewsbury	425	211	RM	DC	57	57	57	171
	Total	1,146	741						570

RM=reserved matters; DC= discharge of conditions & groundworks

- 3.26 The 1,263 upcoming dwellings in the Council's figures on sites with a 'resolution to grant' are comprised of 741 dwellings on the above 4 large sites and 522 on other sites. The discount of 20% should be applied to the other sites, reducing the latter figure by **104 dwellings**.
- 3.27 The total reduction should be 171 from the large sites detailed in table 7 above plus the 104 dwellings discounted from other sites. Therefore the total reduction is **275 dwellings**, leaving 988 dwellings in this category (1,263 minus 275).
- 3.28 There is a strong case that these dwellings should only be included as suitable now, available now and achievable now as defined by footnote 11 to NPPF paragraph 47 if the housing requirement is likewise updated to October 2014, adding 802 dwellings to the requirement.

DELIVERY FRAMEWORK SITES

Care Homes

- 3.29 A number of participants⁵ at the SAMDev Plan hearings challenged the Council on their inclusion of C2 units in their five year supply figures, because C2 units are not included in the Core Strategy's 27,500 housing requirement. It would only be acceptable to include them if they are included on both sides of the equation.
- 3.30 The Council were asked by the SAMDev Plan Inspector to address this issue, and their note on 17th November concedes that they, "cannot find any specific reference to whether the RSS target figures included or excluded care home accommodation." Consequently the Council revisited the housing supply data to, "Remove from the housing supply bedrooms in nursing homes...as this aspect of supply is reflected in the discounted household growth figures of the RSS / Core Strategy."
- 3.31 The Council have included a number of care homes on the basis that they are "self-contained units" despite being described as "care homes". This is self-contradictory. No detailed information is available, as an application has not yet been submitted. Until it can be demonstrated that the proposed 85 units at the proposed Care Home at Holyhead Road, Bicton, will indeed be self-contained apartments (which would make them contrary to planning policy in this location) they should be removed from the Council's figures (table 9 below).

Affordable homes

- 3.32 There was also strong challenge to the Council's inclusion of affordable housing exception sites that have been included in funding bids to the HCA. Exception sites that have neither funding nor planning permission should not be included in the five year supply. As stated by RPS, "Affordable housing included as part of a bid for HCA funding should not be considered part of the immediate supply of housing until the HCA bid is formally approved."

SHLAA sites, care home and affordable home deductions

- 3.33 The following dwellings in table 9 should not be included in the Delivery Framework for the reasons given. Of these, SHREW035 (85 units) is in the care home category and CLA003 (15 dwellings) and LUD042 (12 dwellings) are in the affordable housing category. The remaining 89 dwellings are in the SHLAA category.

⁵ Including Morris Homes, Berrys, Harris Lamb

Table 9: Dwellings to be removed from the Delivery Framework

Ref	Site name	No. dwellgs in 5YS	Notes
CSTR024	Land at Woodbank House, Church Stretton	6	Moved from 2024-26 delivery in August schedules despite still noting that, "delivery on this site will be in the longer term"
CLA003	Land off Aston Lane, Claverley	15	"Likely to be an option agreement" provides insufficient certainty over its deliverability; dependent upon HCA funding.
CO004	East of Shrewsbury Road, Cockshutt	5	Outside settlement boundary so contrary to SAMDev policy S8.2(i)
CRAV021	Temperance Hall, Craven Arms	4	The landowner's unrealistic expectations have held this site up already for over a decade. Unlikely to be delivered until prices rise significantly.
DOR014	Land at Station Road, Dorrington	24	Appeal dismissed 11/11/14
LUD042	Harvest House, Portcullis Lane, Ludlow	12	Entirely dependent upon uncertain HCA funding. No planning application yet submitted.
SHREW035	Holyhead Rd, Bicton Care Home	85	Care Homes should not be included as C2 provision is not included in the Core Strategy housing requirement
STM029	Land at Rhos-y-llan farm, St. Martins	50	Sewage network issues makes deliverability uncertain.
	TOTAL	-201	

Note: Proposed allocations are not included in table 8 (see table 9 below)

Sustainable Urban Extensions

- 3.34 A number of objectors at the SAMDev Plan examination hearings have queried the delivery rates of the Shrewsbury and Oswestry Sustainable Urban Extensions (SUEs). For example, based on their experience of delivering large urban extension sites, Morris Homes submitted a representation that they consider the Council's estimate of delivery from the SUEs in Shrewsbury and Oswestry is overly optimistic and should be reduced by at least 25%. Other participants at the SAMDev Plan examination hearings made similar points.
- 3.35 The Oswestry SUE has potential landownership issues. One landowner has commenced a masterplan for a single phase, due to delays with the remainder of the site.

3.36 Table 10 below sets out more realistic rates for delivery, allowing sufficient time for the complex masterplans, negotiations and delivery of on-site infrastructure that are required on these sites.

Table 10: Delivery rates on proposed SUEs

Ref	Site (no. dwellings in Council's Statement)	2014/ 15	2015/ 16	2016 /17	2017 /181	2018/ 19	Revised Total
OSW024 (SUE)	Land North of Shrewsbury Road, Oswestry (SUE) (76)	0	OUT	RM	DC	25	25
SHREW028, SHREW029, SHREW075, SHREW107, SHREW114, SHREW127	Shrewsbury South SUE (177)		FUL	DC	38	57	95
SHREW002, SHREW035, SHREW083 SHREW128	Shrewsbury West SUE (236)		DC	20	40	78	138
	Total on SUEs (489)						258

RM=reserved matters; DC= discharge of conditions & groundworks

3.37 We anticipate delivery nearer to 258 dwellings on the SUEs, which is **231 dwellings** less than the Council's estimate of 489 dwellings.

4.0 PROPOSED HOUSING ALLOCATIONS

- 4.1 A distinction must be made between a five year supply rebuttal for development management purposes and this rebuttal for Local Plan examination purposes. As stated by the recent Inspector into the Cheshire East Local Plan, *“It is important to recognise the differences between assessing 5-year supply when making decisions on individual planning applications or appeals and when preparing local plans; for the former assessment many local plan proposed allocations may be excluded from the supply, since they are not yet allocated or committed”* (paragraph 55 of the Interim Inspector’s Report published 6/11/14).
- 4.2 The Council have included proposed allocations in their supply figures. Due to the nature of Shropshire, almost all of these proposed allocations are greenfield sites lying outside settlement development boundaries, in designated countryside. Applications for development on proposed allocations are departures to the adopted Local Plan. In policy terms, they are no different from many other sites lying within designated countryside, many of which are identified as ‘long term potential’ sites in the Strategic Housing Land Availability Assessment (SHLAA)⁶. Therefore, until the Inspector’s report is issued, the emerging allocations should not be included in the housing supply for development management purposes.
- 4.3 We note the significant outstanding objections to many of the proposed allocations. However for the purposes of this update for the SAMDev LP examination, we have included all the SAMDev Plan allocations in the supply figures.
- 4.4 We have concerns that a number of the proposed allocations will not be delivered as quickly as the Council’s 17th November figures suggest. These are set out in table 11 below. In a number of cases the Council has not allowed sufficient time for completion of the consent, discharge of conditions and on-site infrastructure and groundworks before dwellings can be delivered. The annual build rates are based on the rates in the SHMA (reproduced in paragraph 3.10 above) and from discussions at the SAMDev Plan hearings.
- 4.5 In total we estimate that actual delivery on the sites in table 11, if they receive planning consent, will be 297 dwellings rather than the Council’s estimate of 1,007 dwellings, a reduction of **710 dwellings** in the Five Year Supply figures.

⁶ <http://shropshire.gov.uk/planning-policy/samdev-examination/evidence-base/> see EV2b appendix 4 settlements for maps

Table 11: Unrealistic delivery rates on proposed allocations

Ref	Site (no. dwellings incl. in Five Year Supply)	2014/ 15	2015/ 16	2016 /17	2017 /181	2018/ 19	Revised Total
BISH013	Schoolhouse Lane, Bishops Castle (20) – affected by Environment Agency restrictions due to the River Clun SAC						0
CRAV003 and CRAV009	Land north of Greenfield Road, Craven Arms (75). No developer involvement and significant constraints. No interest since mid 1990s despite being included in 1994 and 2004 Local Plans.						0
CRAV030sd	Land at Newington Farm, Craven Arms (5). Development will not take place until abattoir has relocated; not expected before 2019.						0
CSTR019	Battlefield to rear of Oaks Road/Alison Road (52), cost of access is prohibitive and no agreement with adjoining landowner; unlikely to be delivered in 5 years	OUT	Not viable	RM	RM	DC	0
ELL003	Land south of Ellesmere (40). Objections to recent application from English Heritage, Natural England & Conservation; a difficult site not easily brought forward.	OUT	OUT				0
LUD017	Rocks Green, Ludlow (114). Major unresolved objections. Would require a costly pedestrian bridge over the A49. Unlikely to come forward quickly.		OUT	RM	DC	0	0
LUD034	Land East of Rural Enterprise Centre (80). Unlikely to be delivered quickly due to costs.	OUT	RM	DC	20	36	56
MD030	Land off Rush Lane Market Drayton – promoted by Gladman (75)	OUT	RM	DC	25	25	50
SHREW073	Off Ellesmere Road (East), Shrewsbury – application submitted Dec 2014 (152)	Duplicated in schedule A (sites with planning permission) where permission 07/00551/OUT for 146 dwellings is counted in the supply) – the difference of 6 units is included here					6
SHREW027	Land off Preston Street and East of London Road (209)		FUL	DC	38	57	95
WHIT009	Tilstock Road, Whitchurch – promoted by Gladman (125)	OUT	RM	DC	25	25	50
WHIT021	Off Black Park Road / Alport Road, Whitchurch (60)	OUT	RM	DC	20	20	40
	Total (1007 in Council's Five Year Supply figures)						297

RM=reserved matters; DC= discharge of conditions & groundworks

CONCLUSIONS

- 5.1 The five year supply is derived from comparing the total requirement against the total supply. The position is summarised as follows:

Table 12: Five Year Supply Position

	Council's position 12th August Statement	Council's position 18th Nov	Deductions	Development industry 18th Nov
Delivery 2006-14	8,121	8,280		8,280
Shortfall	1,999	1,840		2,720
5 years 2014-19	6,950	6,950		6,875
Plus 20% buffer	1,390	1,390		1,375
Shortfall 20% buffer				544
Total Requirement	10,127	10,180	+1,334	11,514
A. Sites with planning permission	5,286	4,565	-1,033	3,532
B. 'Resolution to approve' sites	1,227	1,263	-275	988
C. Care Homes	205	135	-85	50
D. SUEs	509	489	-231	258
E. SHLAA Sites	724	1,125	-89	1,036
F. SAMDev	2,590	2,799	-710	2,089
G. Affordable housing	179	34	-27	7
H. Windfall	598	598	0	598
Total supply	11,318	11,008	-2,450	8,558
Supply divided by requirement	111%	108%		74%
	5.5 years	5.41 years		3.72 years

- 5.2 We conclude that the Council cannot demonstrate a five year supply at the present time. With SAMDev Plan allocations included the supply is **3.72 years**.
- 5.3 Without the SAMDev Plan allocations the supply would be 2.81 years.

APPENDIX 2: PERMISSIONS PRE-DATING APRIL 2009 IN DATE ORDER

north/ central/ south	Application Number	Location	Dwllgs	Dec'n Date
n	OS1960/02853	Oswestry Oswestry CP HAWKSTONE PARK WHITTINGTON ROAD OSWESTRY	10	30-Dec-60
s	SS1979/00542	Clee Hill/The Knowle Caynham CP ADJ TENBURY RD CLEE HILL	30	01-Mar-80
s	SS1988/00758	Llanfair Waterdine Llanfair Waterdine CP OS 0026 ADJ RED LION LLANFAIRWATERDINE KNIGHTON	1	01-Nov-88
s	SS1991/01586	Rural Area Hopton Wafers CP LOWER DOWNS FARM HOPTON WAFERS	1	01-Sep-91
n	OS1992/08058	The Wern Weston Rhyn CP PLOT 1&2 THE WERN WESTON RHYN	1	01-Mar-93
n	OS1993/08125	Wykey Ruyton-XITowns CP WYKEY HOUSE WYKEY RUYTON XI TNS	1	01-Apr-93
s	SS1994/05142	Rural Area Stanton Lacy CP POTTERS FARM LOWER HAYTON LUDLOW	1	01-Dec-94
n	OS1994/08715	Rural Area Llanyblodwel CP BROOK HOUSE LLANYBLODWEL	1	01-Jan-95
n	NS1996/00101	Prees / Prees Wood Prees CP LAND AT MORETON ST PREES	1	01-Mar-96
n	NS1996/00245	Rural Area Market Drayton CP DOG KENNEL LANE MARKET DRAYTON	1	01-Apr-96
s	BR1996/00629	Rural Area Tasley CP HOOK FARM BRIDGNORTH	3	01-Jan-97
s	SS1997/07964	Wistanstow Wistanstow CP GLEBE BARNS WISTANSTOW	1	01-Jul-97
s	SS1997/08310	Rural Area Craven Arms CP BARNS AT WHETTLETON CRAVEN ARMS	1	01-Nov-97
s	SS1998/09137	Bromfield Bromfield CP THE OLD MILL BROMFIELD	1	01-Nov-98
s	BR1999/00081	Rural Area Stottesdon CP PRESCOTT FARM ORETON	2	01-Mar-99
s	SS1998/09185	Rural Area Lydham CP STONE BARN PLAS MADOC B/CASTLE	1	01-Jun-99
s	SS1999/09789	Rural Area Ludford CP WHITCLIFFE FARM BLDGS LUDLOW	1	01-Jul-99
n	NS1999/00692	Prees Higher Heath Prees CP PLOT 19 BIRCHWOOD GROVE HIGHER HEATH	1	01-Jan-00
n	NS1999/00874	Wem Wem Urban CP THE MALTINGS HIGH STREET WEM	8	01-Jan-00
s	SS1999/10087	Stoke St Milborough Stoke St. Milborough CP ADJ THE TERRACE STOKE ST MILBOROUGH NR LUDLOW	3	01-Jan-00
c	SY1994/00238	Shrewsbury Shrewsbury ST JULIANS FRIARS SHREWSBURY	2	01-May-00
s	SS2000/10715	Munslow Munslow CP OPPOSITE CROWN INN OFF B4386 MUNSLOW CRAVEN ARMS	3	01-Jul-00
s	SS2000/11305	Ludlow Ludlow CP ANGEL HOTEL BROAD STREET LUDLOW	6	24-Aug-00
n	OS2000/10945	St Martins/Ifton Heath St. Martin's CP LAND OFF BAYTREE CLOSE ST MARTINS OSWESTRY	2	11-Oct-00

Appendix 2: Permissions pre-dating 2009

s	BR2000/00810	Rural Area Much Wenlock CP WOODHOUSE FARM OFF FARLEY ROAD WYKE MUCH WENLOCK	2	15-Feb-01
s	SS2000/11272	Hopton Castle Hopton Castle CP UPPER FARM HOPTON CASTLE CRAVEN ARMS	4	09-Mar-01
s	SS2000/11518	Rushbury/Roman Bank Rushbury CP MANOR FARM RUSHBURY CHURCH STRETTON	1	09-Mar-01
s	SS2001/11864	Bishops Castle Bishop's Castle CP 36 HIGH STREET HIGH STREET BISHOPS CASTLE	1	09-Apr-01
s	BR2001/00210	Rural Area Stottesdon CP COOMBE FARM BAGGINSWOOD BRIDGNORTH	2	10-May-01
n	NS2001/00368	Cockshutt Cockshutt CP CROSEMERE GRANGE CROSEMERE COCKSHUTT ELLESMERE	2	29-Aug-01
n	OS2001/11553	Oswestry Oswestry CP FIRST FLOOR 2-6 NEW STREET OSWESTRY	1	26-Oct-01
c	SY2001/01024	Pontesbury Hill Pontesbury CP THE WORKSHOP THE BANK, PONTESBURY HILL PONTESBURY SHREWSBURY	1	31-Oct-01
s	BR2001/00733	Rural Area Claverley CP SYTCH HOUSE FARM BEOBRIDGE WOLVERHAMPTON	2	11-Dec-01
n	NS2001/00827	Adderley Adderley CP CHURCH FARM ADDERLEY MARKET DRAYTON	2	16-Jan-02
s	BR2002/00047	Rural Area Donington CP HUMPHRESTON HALL BLUE HOUSE LANE ALBRIGHTON WOLVERHAMPTON	7	18-Mar-02
s	BR2002/00115	Burwarton Burwarton CP POST OFFICE LANE BURWARTON BRIDGNORTH	5	28-Mar-02
n	NS2002/00101	Whitchurch Whitchurch Urban CP 48/50 HIGH STREET WHITCHURCH	3	16-Apr-02
c	NS2002/00412	Rural Area Baschurch CP PART OS 3387 BASCHURCH SHREWSBURY	1	27-Jun-02
s	SS2002/13399	Clun Clun CP L/A 14 NEWPORT STREET CLUN CRAVEN ARMS	2	01-Aug-02
n	NS2002/00491	Prees / Prees Wood Prees CP LAND OFF CHURCH STREET PREES WHITCHURCH	1	08-Aug-02
n	OS2001/11811	Rural Area Llanyblodwel CP LLYNCLYS HALL FARM SWEENEY OSWESTRY	3	09-Aug-02
n	OS2001/11755	Oswestry Oswestry CP LAND OFF MIDDLETON ROAD OSWESTRY	37	30-Oct-02
n	NS2002/00849	Prees / Prees Wood Prees CP BARN ADJ TO FIRESTONE HOUSE SHREWSBURY STREET PREES WHITCHURCH	2	28-Nov-02
c	SY2002/01110	Little Ness Little Ness CP CHURCH HOUSE FARM LITTLE NESS SHREWSBURY	1	07-Feb-03
c	SY2002/01620	Shrewsbury Shrewsbury CASTLE POINTE CASTLE FOREGATE/CHESTER STREET SHREWSBURY	2	28-Feb-03
n	OS2002/12308	Wykey Ruyton-XITowns CP LOWER WYKEY FARM RUYTON X1 TOWNS SHREWSBURY	1	03-Apr-03
n	NS2003/00196	Rural Area Market Drayton CP LAND AT TERN FISHERIES NEWCASTLE ROAD MARKET DRAYTON	1	10-Apr-03
n	OS2003/12538	West Felton West Felton CP HAZELHURST MEMORIAL HALL THE CROSS WEST FELTON OSWESTRY	1	19-May-03

Appendix 2: Permissions pre-dating 2009

s	SS2003/14360	Rural Area Worthen with Shelve CP HOPE FARM DRURY LANE MINSTERLEY SHREWSBURY	1	29-May-03
n	OS2003/12596	Rural Area Selattyn and Gobowen CP TOWER HILL SELATTYN OSWESTRY	1	12-Jun-03
s	BR2003/00111	Rural Area Claverley CP BEOBRIDGE COURT BEOBRIDGE GRANGE CLAVERLEY WOLVERHAMPTON	2	23-Jun-03
n	NS2002/01065	Rural Area Whichchurch Urban CP HINTON BANK FARM HINTON WHITCHURCH	3	27-Jun-03
s	BR2003/00403	Easthope Easthope CP MANOR FARM EASTHOPE MUCH WENLOCK	2	22-Jul-03
s	SS2003/14605	Bishops Castle Bishop's Castle CP REAR OF 19 WELSH STREET BISHOPS CASTLE	1	24-Jul-03
s	SS2002/13342	Rural Area Mainstone CP LOWER KNUCK MAINSTONE BISHOPS CASTLE	1	21-Aug-03
c	SY2003/00998	Shrewsbury Shrewsbury 31 BELLE VUE ROAD SHREWSBURY SY3 7LN	1	23-Sep-03
s	SS2003/14838	Clun Clun CP ADJ TO FOUR WINDS LLWYN ROAD CLUN CRAVEN ARMS	1	07-Oct-03
s	BR2003/00682	Oldbury Bridgnorth CP OLDBURY HOUSE OLDBURY ROAD BRIDGNORTH	1	14-Oct-03
c	SY2003/01112	Berrington Berrington CP STABLES AT BERRINGTON MANOR BERRINGTON SHREWSBURY	1	15-Oct-03
n	NS2003/00772	Rural Area Whichchurch Rural CP SHROPSHIRE GATE FARM OLD WOODHOUSES WHITCHURCH	1	11-Nov-03
c	SY2003/01449	Rural Area Alberbury with Cardeston CP CARDESTON PARK FARM FORD SHREWSBURY	1	03-Dec-03
n	NS2003/01218	Market Drayton Market Drayton CP BEDALE PORTLAND DRIVE MARKET DRAYTON	1	21-Jan-04
c	NS2003/01097	Myddle Myddle and Broughton CP REAR OF THE RED LION MYDDLE SHREWSBURY	1	04-Feb-04
s	SS2003/15244	Ludlow Ludlow CP FMR ANGEL HOTEL BROAD STREET LUDLOW	4	09-Feb-04
c	SY2004/00016	Rural Area Great Ness CP THE GATEHOUSE HOLYHEAD ROAD NESSCLIFFE SHREWSBURY	1	25-Feb-04
s	SS2004/15317	Bishops Castle Bishop's Castle CP SQUARE E THE WINTLES WELSH STREET BISHOPS CASTLE	1	01-Apr-04
s	SS2004/15399	Ludlow Ludlow CP FMR WAREHOUSE & COURTYARD PEPPER LANE LUDLOW	4	01-Apr-04
n	OS2004/13131	Rural Area Llanyblodwel CP ORCHARDSIDE LLYNCLYS OSWESTRY	1	16-Apr-04
n	OS2004/13134	Rhoswel Weston Rhyn CP ADJ COBBLESTONES WESTON RHYN OSWESTRY	1	26-Apr-04
s	SS2004/15624	Bucknell Bucknell CP HALL FARM BARNES BUCKNELL	2	29-Apr-04
s	BR2004/00224	Rural Area Chetton CP CRIDDON HALL FARM UPTON CRESSETT BRIDGNORTH	1	04-May-04
n	OS2004/13074	Treflach Oswestry Rural CP MORRIN TREFLACH OSWESTRY	2	12-May-04

Appendix 2: Permissions pre-dating 2009

n	OS2004/13172	Whittington Whittington CP ADJ HERSCHELL HOUSE STATION ROAD WHITTINGTON OSWESTRY	1	09-Jun-04
n	NS2004/00001	Hollinwood Whixall CP SUNNYSIDE WHIXALL WHITCHURCH	2	22-Jun-04
n	OS2004/13057	Maesbury Oswestry Rural CP GWERNHAFOD GWERN-Y-BRENIN OSWESTRY	1	14-Jul-04
s	BR2004/00524	Bridgnorth Bridgnorth CP REAR OF 27 BERNARDS HILL BRIDGNORTH	1	20-Jul-04
n	NS2004/00697	Rural Area Whitchurch Rural CP DEARNFORD HALL TILSTOCK ROAD WHITCHURCH	2	17-Sep-04
s	BR2004/00543	Bourton Much Wenlock CP HILL FARM BOURTON MUCH WENLOCK	4	12-Oct-04
n	NS2004/00721	Rural Area Hodnet CP HOPTON FARM HODNET MARKET DRAYTON	1	15-Oct-04
c	NS2004/00892	Rural Area Myddle and Broughton CP REDUNT CHAPEL AT HEATHERDALE WEBSMOTT MYDDLE SHREWSBURY	1	29-Oct-04
n	NS2004/00287	Adderley Adderley CP CHURCH FARM ADDERLEY MARKET DRAYTON	4	10-Nov-04
n	OS2004/13454	Ruyton XI Towns Ruyton-XI Towns CP ADJ AVONDALE RUYTON-XI-TOWNS SHREWSBURY	4	17-Nov-04
s	SS2004/16344	Rural Area Clun CP LAND AT LOWER HOUSE CLUN CRAVEN ARMS	1	30-Nov-04
s	BR2004/00935	Shipley Claverley CP SHIPLEY GRANGE FARM BRIDGNORTH ROAD SHIPLEY WOLVERHAMPTON	1	18-Jan-05
n	OS2004/13331	Rural Area West Felton CP HARP FARM GRIMPO WEST FELTON OSWESTRY	1	01-Feb-05
n	OS2004/13588	Rural Area Whittington CP PERRY FARM WHITTINGTON OSWESTRY	3	23-Mar-05
n	OS2004/13533	Rural Area Kinnerley CP WERNLAS MAESBROOK OSWESTRY	1	31-Mar-05
n	NS2004/00863	Rural Area Adderley CP ADDERLEY HALL FARM ADDERLEY MARKET DRAYTON	1	07-Apr-05
n	NS2004/00863	Rural Area Adderley CP ADDERLEY HALL FARM ADDERLEY MARKET DRAYTON	1	07-Apr-05
n	NS2004/00863	Rural Area Adderley CP ADDERLEY HALL FARM ADDERLEY MARKET DRAYTON	12	07-Apr-05
n	OS2004/13587	Rural Area Oswestry CP BARN ADJ TO THE HAYES RACECOURSE ROAD OSWESTRY	1	07-Apr-05
s	SS2005/16737	Bishops Castle Bishop's Castle CP PHASE 4 THE WINTLES BISHOPS CASTLE	5	28-Apr-05
s	BR2005/00209	Rural Area Claverley CP BEOBRIDGE MANOR FARM BEOBRIDGE CLAVERLEY WOLVERHAMPTON	1	09-May-05
c	NS2005/00309	Rural Area Myddle and Broughton CP MARTON HALL MARTON BASCHURCH SHREWSBURY	1	10-May-05
c	NS2005/00331	Rural Area Myddle and Broughton CP MARTON HALL MARTON BASCHURCH SHREWSBURY	1	10-May-05
n	NS2005/00300	Northwood Wem Rural CP NORTHWOOD FARM NORTHWOOD WEM SHREWSBURY	3	10-May-05

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n	NS2005/00431	Market Drayton Market Drayton CP 28 QUEEN STREET MARKET DRAYTON	1	01-Jun-05
n	NS2005/00431	Market Drayton Market Drayton CP 28 QUEEN STREET MARKET DRAYTON	2	01-Jun-05
n	NS2005/00487	Whitchurch Whitchurch Urban CP BROOKSIDE WREXHAM ROAD WHITCHURCH	1	03-Jun-05
n	NS2005/00421	Prees / Prees Wood Prees CP LAND ADJ THE DELL SHREWSBURY STREET PREES WHITCHURCH	1	08-Jun-05
s	BR2005/00438	Ditton Priors Ditton Priors CP ORCHARD BARN SOUTH ROAD DITTON PRIORS BRIDGNORTH	1	29-Jun-05
n	NS2005/00167	Dudleston Heath/Gadlas Ellesmere Rural CP BRYNORE HALL CRIFTINS ELLESMERE	1	01-Jul-05
n	OS2005/13733	St Martins/Ifton Heath St. Martin's CP MOUNT PLEASANT ELLESMERE ROAD ST MARTINS OSWESTRY	7	20-Jul-05
n	NS2005/00222	Market Drayton Market Drayton CP 72 SHOPSHIRE STREET SHOPSHIRE STREET MARKET DRAYTON	4	25-Jul-05
n	OS2005/13888	Pont Faen Weston Rhyn CP PONTFAEN FARM PONTFAEN CHIRK WREXHAM	1	10-Aug-05
n	NS2005/00704	Woodseaves Sutton upon Tern CP AVENUE FARM WOODSEAVES MARKET DRAYTON	2	16-Aug-05
s	SS2005/17120	Rural Area Llanfair Waterdine CP CWM- COLD BARN LLANFAIRWATERDINE KNIGHTON	1	22-Aug-05
n	NS2005/00740	Rural Area Woore CP 1 & 2 POPLAR LANE BEARSTONE MARKET DRAYTON	1	26-Aug-05
c	SY2005/01059	Rural Area Cound CP BUTLERS HOUSE HARNAGE SHREWSBURY	3	15-Sep-05
n	NS2005/00753	Rural Area Ellesmere Urban CP LAND ADJ SUNNYBANK CAEGOODY LANE ELSON ELLESMERE	1	21-Sep-05
c	SY2005/01114	Rural Area Pontesbury CP RHOS-Y-BEDW HANWOOD SHREWSBURY	1	27-Sep-05
n	NS2003/01247	Rural Area Wem Rural CP RYE BANK FARM WEM SHREWSBURY	1	28-Sep-05
s	BR2005/00785	Chorley Stottesdon CP LOWER CHORLEY FARM CHORLEY BRIDGNORTH	1	04-Nov-05
n	OS2005/13887	Gobowen/Rhewl Selattyn and Gobowen CP LAND ADJ CORNWALL AVENUE & ALMOND AVENUE GOBOWEN OSWESTRY	31	09-Nov-05
n	OS2005/13887	Gobowen/Rhewl Selattyn and Gobowen CP LAND ADJ CORNWALL AVENUE & ALMOND AVENUE GOBOWEN OSWESTRY	85	09-Nov-05
n	NS2006/00067	Howle Child's Ercall CP WOODSIDE COTTAGE HOWLE NEWPORT	1	15-Mar-06
c	SY2006/00120	Rural Area Ford CP THE BUNGALOW ALBERBURY ROAD FORD SHREWSBURY	1	20-Mar-06
n	OS2006/14210	Rural Area Selattyn and Gobowen CP DAYWELL FARM DAYWALL GOBOWEN OSWESTRY	3	30-Mar-06

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n	NS2006/00117	Stoke Upon Tern Stoke upon Tern CP THE OLD SMITHY STOKE ON TERN MARKET DRAYTON	1	04-Apr-06
c	SY2006/00052	Berrington Berrington CP THE OLD SMITHY NEAR CROSS HOUSES SHREWSBURY	1	05-Apr-06
n	NS2006/00193	Rural Area Whitchurch Rural CP ALKINGTON GRANGE ALKINGTON WHITCHURCH	1	20-Apr-06
s	BR2006/00208	Shifnal Shifnal CP LAND OPP 3 SHREWSBURY ROAD SHIFNAL	3	23-May-06
s	BR2006/00247	Claverley Claverley CP ADJ THE HOLLIES GRIFFITHS GREEN CLAVERLEY WOLVERHAMPTON	1	20-Jun-06
s	SS2006/18203	Bishops Castle Bishop's Castle CP THE WINTLES BISHOPS CASTLE	1	22-Jun-06
n	OS2006/14398	Rural Area Selattyn and Gobowen CP PENTRE KENDRICK OLD CHIRK ROAD WESTON RHYN OSWESTRY	3	26-Jun-06
c	SY2006/00333	Shrewsbury Shrewsbury RADBROOK HALL HOTEL RADBROOK ROAD SHREWSBURY	5	21-Jul-06
n	NS2006/00520	Rural Area Stanton upon Hine Heath CP HAZELDENE STANTON UPON HINE HEATH SHREWSBURY	1	24-Jul-06
n	OS2006/14437	Dovaston/Knockin Heath Kinnerley CP THE HOLLIES KINNERLEY OSWESTRY	1	25-Jul-06
c	NS2006/00619	Rural Area Myddle and Broughton CP THE BUILDINGS FENEMERE LANE MYDDLE SHREWSBURY	1	11-Aug-06
s	SS2006/18382	Bishops Castle Bishop's Castle CP THE WINTLES OFF WELSH STREET BISHOPS CASTLE	1	18-Aug-06
n	NS2006/00708	Weston Heath Westonunder- Redcastle CP 13 WESTON HEATH WESTON UNDER REDCASTLE	1	04-Sep-06
c	SY2006/00600	Rural Area Atcham CP EMSTREY FARM EMSTREY BANK EMSTREY SHREWSBURY	7	13-Sep-06
s	SS2006/18616	Church Stretton Church Stretton CP LAND AT WESTHOLME HAZLER ROAD CHURCH STRETTON	3	14-Sep-06
c	NS2006/00786	Brown Heath Loppington CP 1-3 STONE ROW LOPPINGTON SHREWSBURY	1	18-Oct-06
n	NS2006/00855	Rural Area Whitchurch Rural CP LAND AT O.S 4537 STEEL LANE TILSTOCK WHITCHURCH	1	19-Oct-06
n	NS2006/00897	Rural Area Sutton upon Tern CP THE FRUIT HOUSE PELL WALL MARKET DRAYTON	1	25-Oct-06
n	NS2005/00759	Platt Lane Whixall CP BEECH HOUSE 1 PLATT LANE WHIXALL WHITCHURCH	2	09-Nov-06
c	NS2006/00819	Petton Petton CP PETTON HALL FARM PETTON PETTON	3	10-Nov-06
s	BR2006/00553	Rural Area Neen Savage CP STEPPLE HALL CLEOBURY MORTIMER KIDDERMINSTER	1	10-Nov-06
n	NS2006/00816	Rural Area Prees CP FIELD O.S. 8775 BROADHAY LANE PREES LOWER HEATH	1	16-Nov-06
s	SY2006/01413	Haughton Upton Magna CP HAUGHTON FARM HAUGHMOND SHREWSBURY	1	22-Dec-06

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s	SS2006/18972	Rural Area Rushbury CP LUTWYCHE HALL WENLOCK EDGE MUCH WENLOCK	2	03-Jan-07
n	NS2006/01104	Rural Area Ellesmere Rural CP OLD MARTON FARM OLD MARTON ELLESMERE	5	08-Jan-07
s	BR2006/00942	Bridgnorth Bridgnorth CP BRIDGE HOUSE UNDERHILL STREET BRIDGNORTH	5	10-Jan-07
n	NS2006/01121	Market Drayton Market Drayton CP THE HEADLANDS BUNTINGSDALE ROAD MARKET DRAYTON	1	12-Jan-07
n	NS2006/00176	Tilley Wem Rural CP TILLEY FARM WEM SHREWSBURY	1	30-Jan-07
n	NS2006/00462	Rural Area Adderley CP PLOTS 2 & 3 ADDERLEY HALL FARM ADDERLEY MARKET DRAYTON	4	31-Jan-07
s	SS2006/19024	Rural Area Stoke St. Milborough CP LAND ADJ TO BOCKLETON COURT STOKE ST MILBOROUGH LUDLOW	1	31-Jan-07
n	OS2006/14679	Rural Area Llanyblodwel CP TY DRAW BRYN NANTMAWR OSWESTRY	1	05-Feb-07
s	SS2007/19109	Clun Clun CP THE CROFT MOUNT PLEASANT, LLWYN ROAD CLUN CRAVEN ARMS	1	14-Feb-07
s	SS2007/19100	Church Stretton Church Stretton CP FIELD ADJOINING HOLMSIDE CLIVE AVENUE CHURCH STRETTON	2	02-Mar-07
s	SS2007/19104	Church Stretton Church Stretton CP LAND AT CLIVEDON CLIVE AVENUE CHURCH STRETTON SY6 7BL	2	06-Mar-07
s	SS2006/19012	Cleobury Mortimer Cleobury Mortimer CP MAYCROFT BARKERS LANE CLEOBURY MORTIMER KIDDERMINSTER	1	12-Mar-07
n	OS2007/14796	Oswestry Oswestry CP PENUEL CHAPEL CASTLE STREET OSWESTRY	4	20-Mar-07
s	BR2006/00871	Brockton (1) Shipton CP LAND ADJ. 3/4 BROCKTON MUCH WENLOCK	2	23-Mar-07
c	SY2006/01793	Shrewsbury Shrewsbury LAND R/O 57 PORT HILL ROAD SHREWSBURY	4	29-Mar-07
c	SY2007/00156	Uffington Uffington CP YEW TREE COTTAGE CHURCH ROAD UFFINGTON SHREWSBURY	1	29-Mar-07
s	SS2007/19221	Silvington Wheathill CP MANOR FARM CLEOBURY MORTIMER KIDDERMINSTER	1	03-Apr-07
n	NS2006/00251	Rural Area Hodnet CP BLDGS AT LOSTFORD HALL LOSTFORD LANE WOLLERTON MARKET DRAYTON	4	12-Apr-07
n	NS2007/00065	Wem Wem Urban CP ISLINGTON HOUSE, 79 NEW STREET WEM SHREWSBURY	1	12-Apr-07
n	NS2007/00065	Wem Wem Urban CP ISLINGTON HOUSE, 79 NEW STREET WEM SHREWSBURY	1	12-Apr-07
s	SS2005/16617	Rural Area Onibury CP BUNGALOW ADJ FERNEY HALL ONIBURY CRAVEN ARMS	1	16-Apr-07
n	NS2007/00175	Rural Area Child's Ercall CP DODECOTE GRANGE DODECOTE DRIVE CHILDS ERCALL MARKET DRAYTON	6	18-Apr-07
s	BR2007/00163	Eardington Eardington CP MANOR FARM SCHOOL LANE EARDINGTON BRIDGNORTH	1	24-Apr-07

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s	SS2007/19282	Ludlow Ludlow CP LAND R/O 59 TEMESIDE LUDLOW	1	27-Apr-07
s	SS2007/19251	Rural Area Clun CP HURST OAK CLUNTON CRAVEN ARMS	1	27-Apr-07
c	SY2007/00157	Rushton Wroxeter and Uppington CP BARN AT UPPER FARM RUSHTON TELFORD	1	01-May-07
n	NS2007/00268	Rural Area Wem Rural CP TILLEY GREEN FARM WEM SHREWSBURY	1	14-May-07
c	SY2006/00877	Shrewsbury Shrewsbury 46A MARDOL SHREWSBURY	2	23-May-07
s	BR2007/00298	Rural Area Shifnal CP SANDS FARM EVELITH SHIFNAL	2	13-Jun-07
n	NS2007/00418	Rural Area Cheswardine CP THE DRIFT HOUSE ELLERTON NEWPORT	1	25-Jun-07
n	NS2006/01161	Ellesmere Ellesmere Urban CP FORMER DAIRY CREST SITE WHARF ROAD ELLESMERE	13	27-Jun-07
n	NS2006/01161	Ellesmere Ellesmere Urban CP FORMER DAIRY CREST SITE WHARF ROAD ELLESMERE	15	27-Jun-07
n	NS2006/01161	Ellesmere Ellesmere Urban CP FORMER DAIRY CREST SITE WHARF ROAD ELLESMERE	70	27-Jun-07
n	NS2006/01161	Ellesmere Ellesmere Urban CP FORMER DAIRY CREST SITE WHARF ROAD ELLESMERE	142	27-Jun-07
n	NS2007/00345	Cockshutt Cockshutt CP LAND AT SHREWSBURY ROAD COCKSHUTT ELLESMERE	10	05-Jul-07
c	SY2007/00551	Shrewsbury Shrewsbury LAND TO THE WEST OF ELLESMERE ROAD SHREWSBURY	51	18-Jul-07
c	SY2007/00551	Shrewsbury Shrewsbury LAND TO THE WEST OF ELLESMERE ROAD SHREWSBURY	95	18-Jul-07
n	OS2007/15003	Oswestry Oswestry CP LAND OFF MORDA ROAD OSWESTRY	1	18-Jul-07
s	SS2007/19587	Rural Area Rushbury CP LAND AT HALL FARM LONGVILLE IN THE DALE MUCH WENLOCK	1	18-Jul-07
s	BR2007/00451	Nordley Astley Abbots CP FMR SWAN PUBLIC HOUSE B4373 NORDLEY BRIDGNORTH	2	20-Jul-07
s	BR2007/00454	Rural Area Shifnal CP CRACKLEYBANK FARM WATLING STREET BURLINGTON SHIFNAL	1	20-Jul-07
s	BR2007/00493	Bridgnorth Bridgnorth CP ADJ TO STABLE COTTAGE CLIFF ROAD BRIDGNORTH	1	26-Jul-07
n	NS2006/00857	Rural Area Hordley CP HORDLEY GRANGE HORDLEY ELLESMERE	4	02-Aug-07
n	OS2007/15010	Rural Area Whittington CP BERGILL FARM BERGHILL LANE WHITTINGTON OSWESTRY	2	15-Aug-07
c	NS2006/00720	Rural Area Myddle and Broughton CP WELL HOUSE FARM MARTON LANE WESTON LULLINGFIELDS SHREWSBURY	1	16-Aug-07

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n	NS2007/00694	Market Drayton Market Drayton CP 10 SHROPSHIRE STREET MARKET DRAYTON	1	03-Sep-07
n	NS2007/00722	Rural Area Ellesmere Rural CP ELSON GRANGE DUDLESTON HEATH ELLESMERE	1	11-Sep-07
s	SS2007/19799	Craven Arms Craven Arms CP SITE OF WATLING STREET CRAVEN ARMS	16	11-Sep-07
s	BR2006/00852	Chorley Stottesdon CP CHORLEY MANOR CHORLEY BRIDGNORTH	3	13-Sep-07
n	NS2007/00746	Whitchurch Whitchurch Urban CP 7 THE HERMITAGE CHURCH STREET WHITCHURCH	1	17-Sep-07
n	NS2007/00610	Ellesmere Ellesmere Urban CP LAND REAR OF SHERATON HOUSE BIRCH ROAD ELLESMERE	12	20-Sep-07
n	NS2007/01423	Welshampton Welshampton and Lyneal CP ADJ TO 1 THE VILLAGE WELSHAMPTON ELLESMERE	1	21-Sep-07
n	NS2007/01523	Wollerton Hodnet CP WOLLERTON FARM WOLLERTON MARKET DRAYTON	1	25-Sep-07
n	NS2007/01579	Rural Area Wem Rural CP GRANGE FARM WEM SHREWSBURY	1	02-Oct-07
n	NS2007/01579	Rural Area Wem Rural CP GRANGE FARM WEM SHREWSBURY	1	02-Oct-07
n	NS2007/01589	Rural Area Stanton upon Hine Heath CP BARN AT THE HAZELS FARM HAZELS ROAD STANTON UPON HINE HEATH SHREWSBURY	1	03-Oct-07
n	NS2007/01594	Rural Area Prees CP NORTHWOOD FARM FAULS WHITCHURCH	1	05-Oct-07
n	NS2007/01672	Hinstock/Woodlane Hinstock CP THE OLDE PINE SHOPPE NEWPORT ROAD HINSTOCK MARKET DRAYTON	2	12-Oct-07
n	OS2007/15206	Pant/Pen-y-Coed Llanymynech and Pant CP LAND ADJ ELMHURST STATION ROAD PANT OSWESTRY	1	29-Oct-07
s	SS2007/19961	Church Stretton Church Stretton CP OVERDALE CLIVE AVENUE CHURCH STRETTON	1	30-Oct-07
n	NS2007/01850	Market Drayton Market Drayton CP 4 ST MARYS STREET MARKET DRAYTON	2	01-Nov-07
c	NS2007/01827	Weston Lullingfields Baschurch CP WESTON VILLA WESTON LULLINGFIELDS SHREWSBURY	1	08-Nov-07
s	SS2007/19934	Clee Hill/The Knowle Caynham CP LAND OFF SPRINGFIELD PARK CLEE HILL LUDLOW	13	09-Nov-07
s	BR2007/00789	Rural Area Morville CP THE CROFT MORVILLE HEATH BRIDGNORTH	3	12-Nov-07
n	OS2007/15243	Trefonen Oswestry Rural CP LAND ADJ OFFA COTTAGE CHAPEL LANE TREFONEN OSWESTRY	1	13-Nov-07
n	OS2007/15164	Weston Rhyn/Preesgweene Weston Rhyn CP OLD NURSERY SITE HIGH STREET WESTON RHYN OSWESTRY	3	14-Nov-07

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n	NS2007/01634	Harmer Hill Myddle and Broughton CP WOODSIDE LOWER ROAD HARMER HILL SHREWSBURY	1	15-Nov-07
c	SY2007/01287	Shrewsbury Shrewsbury LAND REAR OF COLUMN HOUSE PRESTON STREET SHREWSBURY	10	22-Nov-07
c	SY2007/01307	Wilcott Great Ness CP THE COACH HOUSE WILCOT HALL WILCOT SHREWSBURY	2	27-Nov-07
s	BR2006/01000	Bridgnorth Tasley CP LAND OFF WENLOCK ROAD TASLEY BRIDGNORTH	3	28-Nov-07
s	SS2007/20060	Clun Clun CP FOUR WINDS LLYWN ROAD CLUN CRAVEN ARMS	1	30-Nov-07
n	SY2007/01550	Nesscliffe Great Ness CP LAND ADJ TO 6 HOLYHEAD ROAD NESSCLIFFE SHREWSBURY	1	05-Dec-07
s	SS2007/20064	Clun Clun CP LAND AT FOUR WINDS LLWYN ROAD CLUN CRAVEN ARMS	1	06-Dec-07
c	SY2007/01582	Rural Area Smethcott CP PARKGATE PULVERBATCH SHREWSBURY	1	10-Dec-07
s	BR2007/00939	Highley/Netherton Highley CP LAND ADJ TO ABDON HOUSE BRIDGNORTH ROAD HIGHLEY BRIDGNORTH	1	12-Dec-07
n	NS2007/02156	Rural Area Child's Ercall CP BANK HOUSE FARM TIBBERTON NEWPORT	1	17-Dec-07
s	BR2007/00910	Shifnal Shifnal CP 7 SHREWSBURY ROAD SHIFNAL	2	21-Dec-07
n	NS2007/02135	Rural Area Cheswardine CP HAYWOOD FARM HAYWOOD LANE CHESWARDINE MARKET DRAYTON	6	27-Dec-07
c	SY2007/01566	Shrewsbury Shrewsbury LAND AT SPRING GARDENS SHREWSBURY	2	07-Jan-08
c	SY2007/01566	Shrewsbury Shrewsbury LAND AT SPRING GARDENS SHREWSBURY	7	07-Jan-08
s	SS2007/20174	Ludlow Ludlow CP BREWERS COTTAGE RAVEN LANE LUDLOW	1	14-Jan-08
n	OS2007/15325	Rhoswiel Weston Rhyn CP ADJ ANVIC HOUSE RHOSWIEL WESTON RHYN OSWESTRY	1	15-Jan-08
n	NS2007/02258	Cockshutt Cockshutt CP CHAPEL HOUSE COCKSHUTT ELLESMERE	1	22-Jan-08
n	NS2007/02335	Lee Ellesmere Rural CP LEE FARM LEE ELLESMERE	1	30-Jan-08
n	NS2007/02302	Rural Area Wem Rural CP COTON HOUSE FARM STATION ROAD PREES WHITCHURCH	5	31-Jan-08
n	OS2007/15348	Weston Rhyn/Preesgweene Weston Rhyn CP LAND ADJ THE CROFT BRONYGARTH ROAD WESTON RHYN OSWESTRY	1	04-Feb-08
c	SY2008/00030	Rural Area Wroxeter and Uppington CP GATE HOUSE WROXETER SHREWSBURY	1	06-Feb-08
n	NS2008/00044	Lyneal Welshampton and Lyneal CP CHEYNE WALK LYNEAL LANE LYNEAL ELLESMERE	1	07-Feb-08
n	NS2007/02360	Market Drayton Market Drayton CP BROOKLYN HOUSE, 70 STAFFORD STREET MARKET DRAYTON	4	07-Feb-08

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s	SS2007/20031	Rural Area Bishop's Castle CP THE BUNGALOW COLEBATCH BISHOPS CASTLE	1	07-Feb-08
c	SY2007/00573	Shrewsbury Shrewsbury ROYAL SHREWSBURY HOSPITAL MYTTON OAK ROAD SHREWSBURY	10	08-Feb-08
c	SY2007/00573	Shrewsbury Shrewsbury ROYAL SHREWSBURY HOSPITAL MYTTON OAK ROAD SHREWSBURY	55	08-Feb-08
n	OS2007/15355	Rural Area Selattyn and Gobowen CP MARDY FARM HENGOED OSWESTRY	2	20-Feb-08
c	SY2007/01812	Montford Bridge Montford CP ADJ TO SEVERN HOUSE HOLYHEAD ROAD MONTFORD BRIDGE SHREWSBURY	1	05-Mar-08
s	SS2008/20328	Rural Area Church Stretton CP LAND AT ASHBROOK (PHASE 1) OFF LAWLEY CLOSE CHURCH STRETTON	4	06-Mar-08
c	SY2007/01813	Rural Area Church Pulverbatch CP THE ALLIES NEWHOUSE FARM LANE CHURCH PULVERBATCH SHREWSBURY	1	10-Mar-08
n	OS2008/15454	Crickheath Oswestry Rural CP LAND AT TRAMWAY FARM CRICKHEATH OSWESTRY	1	02-Apr-08
s	SS2008/20406	Ludlow Ludlow CP LAND ADJ TO COLD WESTON DRIVE LUDLOW	10	03-Apr-08
n	NS2008/00320	Hinstock/Woodlane Hinstock CP HINSTOCK HALL HATTON ROAD HINSTOCK MARKET DRAYTON	2	10-Apr-08
n	OS2008/15432	Rural Area West Felton CP ADJ STATION FARM SUTTON WEST FELTON OSWESTRY	1	10-Apr-08
s	BR2008/00078	Rural Area Alveley CP THE OLD PAPER MILL BRIDGNORTH ROAD ALVELEY BRIDGNORTH	1	22-Apr-08
n	NS2008/00428	Rural Area Prees CP FAULS FARM FAULS WHITCHURCH	1	25-Apr-08
n	NS2008/00428	Rural Area Prees CP FAULS FARM FAULS WHITCHURCH	3	25-Apr-08
s	SS2008/20460	Ludlow Ludlow CP 17 BULL RING LUDLOW	1	29-Apr-08
s	BR2008/00105	Rural Area Claverley CP LEA FARM DEN LANE DALICOTE BRIDGNORTH	2	06-May-08
c	SY2008/00353	Wroxeter Wroxeter and Uppington CP GLEBE FARM BARNs WROXETER SHREWSBURY	1	15-May-08
n	OS2008/15427	Ruyton XI Towns Ruyton-XITowns CP LAND AT OLDEN LANE RUYTON-XI-TOWNS SHREWSBURY	2	21-May-08
c	SY2008/00330	Shrewsbury Shrewsbury 5, 6 & 7 ST AUSTINS STREET SHREWSBURY	3	23-May-08
c	SY2008/00330	Shrewsbury Shrewsbury 5, 6 & 7 ST AUSTINS STREET SHREWSBURY	3	23-May-08
c	SY2008/00330	Shrewsbury Shrewsbury 5, 6 & 7 ST AUSTINS STREET SHREWSBURY	3	23-May-08
c	SY2008/00452	Shrewsbury Shrewsbury 129 ABBEY FOREGATE SHREWSBURY	2	28-May-08
n	NS2008/00570	Great Wytheford Shawbury CP WYTHEFORD HALL WYTHEFORD SHAWBURY SHREWSBURY	5	29-May-08

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c	SY2008/00375	Rural Area Westbury CP LAND ADJ. TO GREENFIELDS MARCHE LANE VENNINGTON SHREWSBURY	1	30-May-08
n	NS2008/00613	Welshampton Welshampton and Lyneal CP OAKLEIGH FARM WELSHAMPTON ELLESMERE	3	04-Jun-08
n	NS2008/00714	Cheswardine Cheswardine CP CHESWARDINE FARM HIGH STREET CHESWARDINE MARKET DRAYTON	6	10-Jun-08
n	OS2008/15523	Treflach Oswestry Rural CP LAND ADJ YEW TREE HOUSE TREFLACH OSWESTRY	1	12-Jun-08
s	SS2008/20672	Rushbury/Roman Bank Rushbury CP BARN 1 MANOR FARM RUSHBURY CHURCH STRETTON	1	12-Jun-08
s	BR2008/00382	Worfield Worfield CP THE OLD GRAMMAR SCHOOL MAIN STREET WORFIELD BRIDGNORTH	1	10-Jul-08
s	BR2008/00414	Rural Area Bridgnorth CP POTSEETHING FARM OLDBURY BRIDGNORTH	1	21-Jul-08
c	SY2008/00678	Rural Area Pitchford CP OAKLANDS FARM CONDOVER SHREWSBURY	2	23-Jul-08
c	SY2008/00644	Shrewsbury Shrewsbury REAR OF 78 & 80 BERWICK ROAD SHREWSBURY	2	23-Jul-08
c	SY2008/00599	Shrewsbury Shrewsbury 14 - 15 (1ST, 2ND & 3RD FLOOR) HIGH STREET SHREWSBURY	4	25-Jul-08
s	SS2008/20805	Ludlow Ludlow CP TOUCHWOOD 32 TEMESIDE LUDLOW	1	28-Jul-08
n	NS2008/00848	Whitchurch Whitchurch Urban CP 65 TALBOT STREET WHITCHURCH	1	30-Jul-08
n	NS2008/00848	Whitchurch Whitchurch Urban CP 65 TALBOT STREET WHITCHURCH	1	30-Jul-08
n	NS2008/01122	Noneley/Commonwood/Ruewood Loppington CP WEAVERS LOFT WEM SHREWSBURY	1	05-Aug-08
c	SY2008/00738	Chavel Ford CP LAND ADJ TO THE PAVEMENT GATES A458 FORD SHREWSBURY	1	07-Aug-08
s	SS2008/20855	Cleobury Mortimer Cleobury Mortimer CP 11 & 12 HIGH STREET CLEOBURY MORTIMER KIDDERMINSTER	2	15-Aug-08
n	OS2008/15666	Oswestry Oswestry CP OXFORD LODGE, 15 LEG STREET OSWESTRY	1	18-Aug-08
n	NS2008/01173	Market Drayton Market Drayton CP ADJ TO 2 THE MOUNT MOUNT LANE MARKET DRAYTON	1	20-Aug-08
n	OS2004/13076	Oswestry Oswestry CP 13 OAK STREET OSWESTRY	24	28-Aug-08
n	NS2007/01685	Edgebolton/Moretonmill Moreton Corbet and Lee Brockhurst CP MORETON SAWMILL MORETON MILL SHAWBURY SHREWSBURY	1	01-Sep-08
n	NS2008/00994	Whitchurch Whitchurch Urban CP LAND OFF THE FIRS CHESTER ROAD WHITCHURCH	14	03-Sep-08
n	OS2008/15528	Pant/Pen-y-Coed Llanymynech and Pant CP LAND ADJ DUNFERMLINE TREGARTHEN LANE PANT OSWESTRY	1	10-Sep-08

Appendix 2: Permissions pre-dating 2009

c	SY2008/00940	Rural Area Upton Magna CP 3 DRURY LANE UPTON MAGNA SHREWSBURY	1	26-Sep-08
s	SS2008/20994	Rural Area Hopton Cangeford CP LOWER POSTONS FARM NR LUDLOW CRAVEN ARMS	1	30-Sep-08
c	NS2008/01180	Stanwardine in the Fields Baschurch CP FMR STANWARDINE METH CHAPEL BASCHURCH SHREWSBURY	1	01-Oct-08
c	SY2008/00938	Shrewsbury Shrewsbury 2 BEEHIVE LANE SHREWSBURY	1	08-Oct-08
n	NS2008/01616	Ash Magna/Ash Parva Whitchurch Rural CP LADY LAMBERT NURSING HOME ASH WHITCHURCH	1	23-Oct-08
s	BR2007/00776	Broseley Broseley CP LAND OFF AVENUE ROAD BROSELEY	3	31-Oct-08
s	BR2007/00776	Broseley Broseley CP LAND OFF AVENUE ROAD BROSELEY	10	31-Oct-08
n	OS2008/15751	Gobowen/Rhewl Selattyn and Gobowen CP THE POPLARS CHIRK ROAD GOBOWEN OSWESTRY	1	05-Nov-08
s	SS2008/20861	Catherton Common Hopton Wafers CP LITTLE DOWN CRUMPS BROOK HOPTON WAFERS KIDDERMINSTER	1	05-Nov-08
c	SY2008/01089	Rural Area Condover CP WHEATHALL FARM BARNS WHEATHALL SHREWSBURY	1	13-Nov-08
s	SS2008/20658	Rural Area Onibury CP DOVEY BARNS GREEN LANE ONIBURY CRAVEN ARMS	1	13-Nov-08
n	NS2008/01670	Rural Area Wem Rural CP HORTON HOUSE FARM WEM SHREWSBURY	1	14-Nov-08
s	BR2008/00589	Rural Area Astley Abbots CP COLEMORE FARM COLEMORE GREEN BRIDGNORTH	1	14-Nov-08
n	OS2008/15765	Rural Area Whittington CP BABBINSWOOD FARM BERGHILL LANE WHITTINGTON OSWESTRY	3	26-Nov-08
n	NS2008/01762	Rural Area Norton in Hales CP MOUNT FARM BELLAPORT ROAD NORTON IN HALES MARKET DRAYTON	5	02-Dec-08
c	SY2008/01194	Longden Longden CP ARROW COUNTY SERVICES LONGDEN SHREWSBURY	3	04-Dec-08
c	SY2008/01194	Longden Longden CP ARROW COUNTY SERVICES LONGDEN SHREWSBURY	10	04-Dec-08
n	NS2008/01724	Market Drayton Market Drayton CP LAND REAR OF SALOPIAN STAR STAFFORD STREET MARKET DRAYTON	5	11-Dec-08
s	SY2008/01295	Cardington/Gretton Cardington CP COURT HOUSE FARM GRETTON CHURCH STRETTON	3	11-Dec-08
c	SY2008/01312	Acton Burnell Acton Burnell CP ACTON BURNELL FARM ACTON BURNELL SHREWSBURY	1	17-Dec-08
c	NS2008/01888	Baschurch/Newtown/Prescot Baschurch CP 18 NOBOLD BASCHURCH SHREWSBURY	1	19-Dec-08
s	BR2008/00798	Albrighton Albrighton CP 54 STATION ROAD ALBRIGHTON WOLVERHAMPTON	2	23-Dec-08
s	SS2007/20008	Rural Area Bettws-y- Crwyn CP LAND ADJACENT THE ANCHOR THE ANCHOR NEWCASTLE CRAVEN ARMS	1	06-Jan-09

Appendix 2: Permissions pre-dating 2009

s	SS2007/20009	Rural Area Bettws-y- Crwyn CP LAND ADJACENT THE ANCHOR THE ANCHOR NEWCASTLE CRAVEN ARMS	1	06-Jan-09
n	NS2008/01981	Wem Wem Urban CP MYRTLE VILLA NEW STREET WEM SHREWSBURY	4	07-Jan-09
n	NS2008/02032	Market Drayton Market Drayton CP 74 GROVE GARDENS MARKET DRAYTON	1	13-Jan-09
n	NS2008/02029	Dudleston Heath/Gadlas Ellesmere Rural CP DUDLESTON GROVE GREENHILL BANK ELLESMERE	2	15-Jan-09
n	NS2008/02023	Rosehill Stoke upon Tern CP ADBO HILL FARM TERN HILL MARKET DRAYTON	1	16-Jan-09
c	NS2008/02052	Rural Area Myddle and Broughton CP LYNDALE HOULSTON LANE MYDDLE SHREWSBURY	1	28-Jan-09
s	SS2008/21415	Ludlow Ludlow CP 1 WORKSHOP BUILDINGS BROMFIELD ROAD LUDLOW	7	02-Feb-09
c	NS2008/02088	High Hatton Stanton upon Hine Heath CP THE BEECHES HIGH HATTON SHREWSBURY	6	04-Feb-09
c	SY2008/01525	Shrewsbury Shrewsbury 21 BELLE VUE ROAD SHREWSBURY	2	09-Feb-09
n	NS2008/01893	Market Drayton Market Drayton CP KINGS THURSDAY CHRIST CHURCH LANE MARKET DRAYTON	1	09-Feb-09
n	NS2008/02110	Breadon Heath Welshampton and Lyneal CP CORNER FARM WELSHAMPTON ELLESMERE	2	10-Feb-09
n	NS2008/02002	Rural Area Ellesmere Rural CP ROCK FARM ST MARTINS OSWESTRY	4	12-Feb-09
s	SS2008/20641	Rural Area Worthen with Shelve CP HOPE VALLEY SHREWSBURY	1	16-Feb-09
s	BR2008/00763	Much Wenlock Much Wenlock CP LAND ADJ MARDOL COTTAGE KING STREET MUCH WENLOCK	1	18-Feb-09
n	NS2008/01735	Market Drayton Market Drayton CP ADJ 127 SALISBURY ROAD MARKET DRAYTON	4	26-Feb-09
c	SY2008/01570	Donnington/Charlton Hill Wroxeter and Uppington CP New Bungalow, Charlton Hill Farm, Wroxeter, Shrewsbury, SY5 6PS	1	27-Feb-09
n	OS2008/15863	Oswestry Oswestry Rural CP LAND AT THE TERRACES MORDA OSWESTRY	15	05-Mar-09
s	SY2009/00029	Buildwas Buildwas CP LAND AT CHURCH FARM BUILDWAS TELFORD	2	10-Mar-09
s	SY2009/00029	Buildwas Buildwas CP LAND AT CHURCH FARM BUILDWAS TELFORD	2	10-Mar-09
n	OS2009/15915	Knockin Knockin CP PART ENCLOSURE OS 2327 KNOCKIN OSWESTRY	1	11-Mar-09
n	NS2008/02109	Wistanswick/Crickmery Stoke upon Tern CP ADJ YEW TREE FARM WISTANSWICK MARKET DRAYTON	1	12-Mar-09
n	NS2009/00102	Market Drayton Market Drayton CP LAND OFF KILBANK ROAD MARKET DRAYTON	4	13-Mar-09
n	NS2009/00140	Market Drayton Market Drayton CP REAR OF 6 ST MARYS STREET OFF SHROPSHIRE STREET MARKET DRAYTON	2	17-Mar-09

Appendix 2: Permissions pre-dating 2009

n	OS2009/15927	Rural Area Weston Rhyn CP LITTLE TREHOWELL CHIRK WREXHAM	2	17-Mar-09
s	SS2009/21497	Bishops Castle Bishop's Castle CP 34 HIGH STREET BISHOPS CASTLE	1	19-Mar-09
s	SS2009/21499	Rural Area Clun CP COLSTEY COLSTEY BANK CRAVEN ARMS	1	19-Mar-09
s	SY2009/00086	Leebotwood Leebotwood CP TOP FARM LEEBOTWOOD SHREWSBURY	1	24-Mar-09
n	OS2007/15162	St Martins/lfton Heath St. Martin's CP LAND ADJ GARDEN VILLAGE OVERTON ROAD ST MARTINS OSWESTRY	10	25-Mar-09
n	OS2007/15162	St Martins/lfton Heath St. Martin's CP LAND ADJ GARDEN VILLAGE OVERTON ROAD ST MARTINS OSWESTRY	65	25-Mar-09
n	NS2009/00228	Rural Area Prees CP WHITEBROOK MEADOW PREES WHITCHURCH	5	26-Mar-09
TOTAL PRE-APRIL 2009			1,438	

Appendix 3: Link Table connecting the Supply Schedules (Aug 2014), the Delivery Framework (18th Nov 2014) & the Council's Update (16th Jan)
Sorted by Place Plan area

Link table	Schedules of 5 year supply for 2014-19							Delivery Framework Sites		16 Jan update & rebuttal		
	A - SAMDev planning consents	B - Resolution to approve	C - care homes	D - SUE	E - SHLAA	G - affordable housing	F - SAMDev allocations	Sites by Place Plan Area	Site References	Housing allocated in SAMDev	challenged (only schedule C-F)	rebuttal table
								Albrighton				
Albrighton							20	Land at White Acres	ALB003 (SAMDev)	20		
Albrighton	80						64	Land East of Shaw Lane	ALB002 (SAMDev)	180		
Albrighton								Caravan Storage, Station Road	ALB005			
								Bishops Castle				
Bishop's Castle							20	Schoolhouse Lane	BISH013 (SAMDev)	40	-20	table 11
Bishops Castle								Livestock market, Station Street	BISH019			
Bishops Castle								Rear of surgery, Schoolhouse Lane	BISH020			
Bishop's Castle								Field adj. Blunden Hall, Brampton Road	BISH016			
Bucknell							0	Land at the Coal/ Timber Yard (extended site)	BUCK001sd (SAMDev)	70		
Bucknell								Field opposite junior school	BUCK004			
Bucknell								Grazing in centre of village	BUCK005			
Chirbury							20	Land to rear of Camlad Cottages	CHIR001 (SAMDev)	30		
Clun							0	Land at Turnpike Meadow / B4368 east of Clun	CLUN002 (SAMDev)	60		
Clungunford					5			Land at Clungunford Farm	CLUNG001sd			
Lydbury North							0	Land south of Telephone Exchange	LYD007 (SAMDev)	8		
Lydbury North							0	Land north of Telephone Exchange	Lydbury North	5		
Lydbury North							0	Former Garage site	LYD009 (SAMDev)	3		

Appendix 3: Link table

Lydbury North						0	Adjacent to Church Close	LYD011 (SAMDev)	4		
Bridgnorth											
Bridgnorth						114	Land north of Wenlock Road, Tasley	BRID001 and BRID20b (SAMDev)	200		
Bridgnorth						0	Land north of Church Lane, Tasley	BRID020a (SAMDev)	300		
Bridgnorth							Dirlot and Winchester Houses, Wenlock Road	BRID009			
Claverley					15		Land off Aston Lane, Claverley	CLAV003		-15	table 9
Ditton Priors						12	Land off Station Road	DITT005 (SAMDev)	12		
Neenton	7						Pheasant Inn	NEE001	7		
Broseley											
Broseley					88		Dark Lane, Broseley	BROS011			
Broseley							Land off Cockshutt Lane	BROS021a			
Broseley					8		Land off Barratts Hill	BROS023a			
Church Stretton											
Church Stretton						0	School playing field, Shrewsbury Road	CSTR018 (SAMDev)	50		
Church Stretton						52	Battlefield to rear of Oaks Road/Alison Road	CSTR019 (SAMDev)	50	-52	table 11
Church Stretton							Crown Carpets, Burway Road	CSTR016			
Church Stretton							Church Stretton Car Sales, Burway Rd	CSTR024			
Church Stretton					6		Land at Woodbank House	CSTR028		-6	table 9
Cleobury Mortimer											
Cleobury Mortimer		12					Land off Tenbury Road	CMO002 (SAMDev)	12		
Cleobury Mortimer						7	Land at New House Farm Tenbury Road	CMO005 (SAMDev)	7		
Cleobury Mortimer					5		Former Doctors Surgery, Cleobury Mortimer	CM0014			
Cleobury Mortimer							Dudley Machine Tool Hire	CMO003			

Appendix 3: Link table

Cleobury Mortimer							Adj. Catholic Church Lower Street	CMO009			
Cleobury Mortimer							Land rear of Lower Street	CMO010			
Kinlet						0	Land at Little Stocks Close	KLT001sd (SAMDev)	20		
							Craven Arms				
Craven Arms						25	Watling Street	CRAV002 (SAMDev)	25		
Craven Arms						75	Land north of Greenfield Road, Craven Arms	CRAV003 and CRAV009 (SAMDev)	235	-75	table 11
Craven Arms						25	Land off Watling Street east	CRAV004 & CRAV010 (SAMDev)	60		
Craven Arms						0	Land off Clun road adj. Alexander Park	CRAV024 (SAMDev)	25		
Craven Arms						5	Land at Newington Farm	CRAV030sd (SAMDev) /	5	-5	table 11
Craven Arms				4			Temperance Hall	CRAV021		-4	table 9
Craven Arms							Abattoir Site	CRAV022			
Craven Arms				7			Former Craven Arms Ambulance Station, Craven Arms	CRAV031			
							Ellesmere				
Ellesmere						40	Land south of Ellesmere	ELL003 (SAMDev)	250	-40	table 11
Ellesmere							Land south of Ellesmere	ELL003b (SAMDev)	18		
Ellesmere				52			Station Building and Yard, Brownlow Road	ELL008			
Ellesmere							Land off Church Street	ELL009			
Ellesmere							Land off Scotland Street	ELL012			
Cockshutt						10	Land west of Cockshutt off Shrewsbury Road	CO002 (a + b) (SAMDev)	10		
Cockshutt						5	Cockshutt House Farm and Land to South of Kenwick Road	CO005sd & CO023sd (SAMDev)	5		
Cockshutt						5	Land at Chapel House Farm	CO018 (SAMDev)	5		
Cockshutt				5			Development Land East Of Shrewsbury Road	CO004		-5	table 9
Dudleston Heath						0	Ravenscroft Haulage Site	DUDH006sd (SAMDev)	20		
Elson							Land adjoining Mayfield, Elson, Ellesmere	ELS001			
Tetchill						10	Land South of Cairndale	TET001	10		

Appendix 3: Link table

Welsh Frankton							Land Adj. St Andrews Church	WFTN002	15		
Welshampton				5			Old Farm Shop, A495	WEL003			
							Highley				
Highley						21	Rhea Hall	HIGH003	30		
Highley							St Mary's Corner, Woodhill Road	HIGH005			
							Ludlow				
Ludlow						114	Land at Rocks Green	LUD017sd (SAMDev)	200	-114	table 11
Ludlow						80	Land east of Rural Enterprise Centre	LUD034 (SAMDev)	80	-24	table 11
Ludlow				5			21 New Street (NB not 20)	LUD005			
Ludlow							Lloyds of Ludlow Corve Street	LUD020			
Ludlow							Morris Bufton Galdeford	LUD022			
Ludlow							BT Lower Galdeford	LUD023			
Ludlow							Land at Coronation Avenue/ Bromfield Road	LUD037			
Ludlow				10			Sandpits Road	LUD041			
Ludlow					12		Harvest House, Portcullis Lane, Ludlow	LUD042		-12	table 9
Burford							Green field adj. Aspire Centre	BUR008			
Onibury						8	Land at Onibury Farm	ONBY003 (SAMDev)	8		
							Market Drayton				
Market Drayton						75	Land off Rush Lane (West)	MD030 (SAMDev) - part	110	-25	table 11
Market Drayton							Land off Rush Lane (East)	MD030 (SAMDev) - part	214		
Market Drayton						50	Land between Croft Way and Greenfields Lane	MD010 and MD028	76		
Market Drayton							Haulage yard	MD004			
Market Drayton							Land adjacent to Kirkridge, Shrewsbury Road	MD008			
Market Drayton							Cricket Club, Betton Road	MD014			
Market Drayton							77 - 83 Shropshire Street	MD016			
Market Drayton							Land off Kiinbank Road	MD018			
Market Drayton							Car Sales Area, Salisbury Road	MD020			

Appendix 3: Link table

Market Drayton						7		Sycamore Way (Fairfields)	MD049			
Bletchley								Land north of A41	BLET001			
Hinstock								Land off Wood Lane	HIN012			
Hinstock							6	Land West of Manor Farm Drive	HIN002 (SAMDev)	8		
Hinstock							36	Land at Bearcroft	HIN009 (SAMDev)	30		
Hodnet		9						Land to rear of Shrewsbury Street	HOD009 (SAMDev)	10		
Hodnet		30						Land off Station Road	HOD010 (SAMDev)	30		
Hodnet								Shrewsbury Street Farm	HOD011 (SAMDev)	10		
Hodnet								Land to the rear of Shrewsbury Street	HOD007			
Hodnet								Land adjacent to County Primary School, Shrewsbury	HOD008			
Stoke Heath								Land off Dutton Close	STOK003 STH002	25		
								Minsterley & Ponesbury				
Minsterley							17	Land at Hall Farm	MIN002 and MIN015 (SAMDev)	17		
Minsterley							56	Land off Callow Lane	MIN007 (SAMDev)	32		
Pontesbury							45	Land at Hall Bank, Pontesbury.	PBY018 and PBY29 (SAMDev)	60		
Pontesbury							16	Land surrounding Mount Pleasant	PBY019 (SAMDev)	16		
								Much Wenlock				
Much Wenlock								Storage yard, Station Road	MW004			
Much Wenlock								Smithfield Works	MW010			
								Oswestry				
Oswestry								Land off Gobowen Road, north of Jasmine Gardens	OSW002 (SAMDev)			
Oswestry								Oldport Farm, Gobowen Road	OSW003 (SAMDev)			
Oswestry								Land off Whittington Road	OSW004 (SAMDev)	117		
Oswestry					76			Land North of Shrewsbury Road (SUE)	OSW024 (SUE)	900	-51	table 10
Oswestry							37	Oswestry Leisure Centre, College Road	OSW029 (SAMDev)	40		
Oswestry							65	Land at The Cottams, Morda Road	OSW030 (SAMDev)	65		

Appendix 3: Link table

Oswestry							Land south of The Cemetery (site A)	OSW034, 035 & 045 (SAMDev)	80		
Oswestry						63	Council Depot, Alexandra Road	OSW033 (SAMDev)	35		
Oswestry							Richard Burbidge site, Whittington Road	OSW042 (SAMDev)	180		
Oswestry							Land off Victoria Fields	OSW045			
Oswestry							Adj. Cricket Ground Morda Road	OSW013			
Oswestry							Arthurs of Oswestry, Lower Brook Street	OSW014			
Oswestry					13		Land rear of Llwyn Cottage, Llwyn Road	OSW020			
Oswestry							Roy Evans Garage, Oak Street	OSW055			
Oswestry							JT Hughes / Guttercrest, Victoria Road	OSW056			
Oswestry							Health Centre/ Adult Training Centre, Victoria Rd	OSW057			
Oswestry							Overdale, Middleton Road	OSW059			
Oswestry							Garages site, Whittington Road	OSW060			
Oswestry							Oakfield Middleton Rd	OSW066			
Gobowen							Superior Windows and Conservatories	GOB005			
Gobowen					50		Land on north side of Whittington Road	GOB020			
Gobowen					22		Former Station Coal Wharf	GOB024			
Gobowen							Land at Southlands Avenue	GOB008 (SAMDev)	20		
Gobowen							Land between A5 and Shrewsbury railway line	GOB012 (SAMDev)	90		
Knockin					6		The Old Post Office	KK009			
Knockin						15	Land north of Lower House Farm	KK001 (SAMDev)	15		
Llanymynech						35	Land north of playing fields	LLAN009 (SAMDev)	35		
Llanymynech							Former Railway Land, Station Road	LLAN001 (SAMDev)	32		
St Martins						50	Land at Rhos-y-llan Farm	STM029	80	-50	table 9
St Martins							Darjeeling, School Lane	STM006			
St Martins							Ifton Miners Welfare Institute	STM007			
Morda					69		Residential development land east of Kingfisher Way	MORDO06 + MORDO07			

Appendix 3: Link table

Whittington						50	Land adjacent to Oaklands Drive; Rear of Hershell House; south east of School; adjacent to Big House	WGN001, 003, 005 & 021 (SAMDev)	80		
Whittington				8			A-Z Engineering LTD	WGN038			
Kinnerley	12						Land adjacent Kinnerley Primary School	KYN001 (SAMDev)	12		
Kinnerley						12	Land west of School Road	KNY002 (SAMDev)	12		
Kinnerley							Land at Brookfields	KNY007			
Maesbrook							Land at Greenfields Farm	MBK001 (SAMDev)	4		
Maesbrook							Land adj. to The Smithy	MBK009 (SAMDev)	5		
Park Hall							Land at Artillery/Larkhill/Park Crescent	PARK001 (SAMDev)	20		
Weston Rhyn						54	Land south of Brookfields and Aspen Grange	WRN010	25		
Weston Rhyn						10	Land at the Sawmills	WRN016	20		
							Shifnal				
Shifnal	115						Land south of Aston Road	SHI004/a (SAMDev)	115		
Shifnal						50	Land between Lawton Road and Stanton Road	SHI004b (SAMDev)	100		
Shifnal						114	Land north of Wolverhampton Road	SHI006 (SAMDev)	250		
Shifnal							St Peter's Youth Club, Bridgnorth Road	SHI001			
Shifnal				66			Land off Wolverhampton Road / The Uplands	SHI002 (66 dwelling development)			
Shifnal			29				The Uplands, Shifnal	SHI002 (care home)			
Shifnal					42		Land at Wolverhampton Road	SHI003			
Shifnal							Jaspers, Shrewsbury Road	SHI012			
Shifnal							Rear of 43 Broadway	SHI013			
							Shrewsbury				
Shrewsbury	146					152	Off Ellesmere Road (East)	SHREW073 (SAMDev)	150	-146	table 11
Shrewsbury	120						Land at Ditherington Flaxmill	SHREW198 (SAMDev)	120		

Appendix 3: Link table

Shrewsbury				177				Shrewsbury South SUE	SHREW028, SHREW029, SHREW075, SHREW107, SHREW114, and SHREW127 (Shrewsbury South SUE)	950	-82	table 10
Shrewsbury				236				Shrewsbury West SUE	SHREW002, SHREW035, SHREW083 and SHREW128 (Shrewsbury West SUE)	750	-98	table 10
Shrewsbury	118	211						Bowbrook- Radbrook	SHREW210, SHREW030, SHREW094, and SHREW019 (SAMDev)	550		
Shrewsbury							209	Land at Weir Hill Farm/ Robertsford House, Preston Street and East of London Road	SHREW027 (SAMDev)	600	-114	table 11
Shrewsbury							20	Land at Hillside Drive, Belvidere	SHREW016 (SAMDev)	20		
Shrewsbury		42						Land East of Woodcote Way	SHREW120/R (SAMDev)	40		
Shrewsbury		190						Land off Shillingston Drive	SHREW105 (SAMDev)	230		
Shrewsbury							10	Land West of Battlefield Road	SHREW095 & 115 (SAMDev)	100		
Shrewsbury							152	Land west of Longden Road and Mousecroft Lane	SHREW212 (SAMDev)	175		
Shrewsbury		26						Land at Corner Farm Drive	SHREW023 (SAMDev)	25		
Shrewsbury							9	Land North of London Road	SHREW001 (SAMDev)	50		
Shrewsbury				96				Radbrook College Complex	SHREW189 (including dwellings on SHREW009)			
Shrewsbury				5				Westside	SHREW022			
Shrewsbury								The Hollies, Sutton Road	SHREW003			
Shrewsbury								Land at the Elms, Belvidere	SHREW007			
Shrewsbury								Richmond House, Harlescott	SHREW008			

Appendix 3: Link table

Shrewsbury							Radbrook College Complex	SHREW009 (See SHREW189 for dwellings)			
Shrewsbury					16		Shrewsbury Training and Development Centre	SHREW010			
Shrewsbury					5		Land off Underdale Road	SHREW024			
Shrewsbury					25		Site off Holdgate Drive, Featherbed Lane	SHREW031			
Shrewsbury							Former Driving Test Centre, Bell Lane	SHREW058			
Shrewsbury					30		Royal Shrewsbury Hospital North	SHREW071			
Shrewsbury							Site at St Michaels Gate/ St Micheals Street	SHREW080			
Shrewsbury							Site at Barker Street/ St Austins Street	SHREW081			
Shrewsbury							Barker Street 6th Form College	SHREW081B			
Shrewsbury							Land at Silkmoor	SHREW085			
Shrewsbury							Site at New Zealand House, Abbey Foregate	SHREW087			
Shrewsbury					75		Land opposite Ellesmere Drive	SHREW090			
Shrewsbury							Land at Old Coleham, Shrewsbury.	SHREW134			
Shrewsbury							Land off Racecourse Lane	SHREW155			
Shrewsbury							William Farr House, Royal Shrewsbury Hospital	SHREW158			
Shrewsbury							TA Centre, Sundorne Road, Shrewsbury (90 bed care home development)	SHREW173a			
Shrewsbury					23		TA Centre, Sundorne Road, Shrewsbury (23 dwelling aspect of larger scheme)	SHREW173b			
Shrewsbury							Garages, Off Belvidere Lane	SHREW192			
Shrewsbury							Salop Music Centre, St Michaels Street	SHREW206			
Shrewsbury					90		Shelton Hospital	SHREW209			
Shrewsbury							Whitehall, Monkmoor Road	SHREW211			
Shrewsbury					52		Kwik Fit, 167 -170 Abbey Foregate	SHREW232sd			
Shrewsbury							Shrewsbury Prison	SHREW234sd			

Appendix 3: Link table

Shrewsbury					15			Former Ambulance Station - Abbey Foregate	SHREW235			
Shrewsbury			85					Holyhead Road, Bicton	SHREW035(Holyhead Rd, Care Home)		-85	table 9
Shrewsbury			21					Land east of The Beacon, Copthorne Road	SHREW231sd			
Baschurch	49							Land at rear of Wheatlands Estate	BAS005 (SAMDev)	40		
Baschurch							40	Land off Station Rd	BAS035 (SAMDev)	40		
Baschurch							25	Land to the rear of Medley Vale	BAS025 (SAMDev)	25		
Baschurch							30	Land to the west of Shrewsbury Road	BAS017 (SAMDev)	30		
Baschurch								Land at Station Road	BAS019b			
Baschurch								North of Baschurch / land at Station Road	BAS014			
Baschurch					5			Land off Station Road (Boreatton Arms)	BAS019a			
Baschurch					25			Former Builders Yard, Station Road	BAS026			
Bayston Hill								Land at Gorse Lane	BAY013			
Bayston Hill					9			Development Land Adj Leylands Pulley Lane Bayston Hill Shrewsbury Shropshire	BAY016			
Bomere Heath							30	Land off Shrewsbury Road	BOM004 (SAMDev)	30		
Bomere Heath					5			North of Cornfield Close	BOM008			
Nesscliffe							15	Land west of Holyhead Road	NESS004 (SAMDev)	15		
Dorrington							15	Land off Forge Way, Dorrington SABC581	DOR004 (SAMDev)	15		
Dorrington								Land adj. The Old Vicarage	DOR017 (SAMDev)	15		
Dorrington					19			Residential development site land off Falkland Road	DOR001			
Dorrington					6			Land at Lower Fold	DOR002			
Dorrington					24			Land at Station Road, Dorrington	DOR014		-24	table 9
Condover							5	Land east of Shrewsbury Road, opp. Pyepit, Condover	CON005 (SAMDev)	5		
Condover								Land opposite School, south of The Lawns, Condover	CON006 (SAMDev)	7		
Condover								Land at Home Farm Condover	CON007sd			
Hanwood							25	Land adj. to Cruckmeole Farm	HAN011 (SAMDev)	25		

Appendix 3: Link table

Hanwood					20			Development West of Caradoc View	HAN015			
Mytton Mill-Forton Heath					5			Land at Mytton Mill	MYT001sd			
Uffington								Land between Manor Farm and Top Cottages	UFF006/10-part (SAMDev)	5		
	4											
								Wem				
Wem							50	Land off Pyms Road	WEM003a (SAMDev)	100		
Wem							25	Land at Tilley	WEM012 (SAMDev)	10		
Wem					5			Land at Aston Street	WEM009			
Wem					5			Randford Way	WEM019			
Wem					12			Oak Avenue, Wem	WEM022b			
Wem					6			Barnard Street, Wem	WEM042			
Shawbury							50	Land to the rear of Brickyard Farm, Poynton Road	SHAW004 (SAMDev)	50		
								Whitchurch				
Whitchurch							125	Tilstock Road	WHIT009 (SAMDev)	500	-75	table 11
Whitchurch							80	Land at Mount Farm	WHIT046 (SAMDev)	100		
Whitchurch							60	Off Black Park Road/Alport Road	WHIT021 (SAMDev)	60	-20	table 11
Whitchurch							35	Land North of Waymills	WHIT051sd (SAMDev)	60		
Whitchurch	13							Land North of Mill Park	WHIT033 (SAMDev)	13		
Whitchurch					31			Development land east of 163 Wrexham Road	WHIT030			
Whitchurch					40			Land opposite Sunnyside off Wrexham Rd	WHIT002/WHIT004			
Whitchurch								Former Builders Yard, Liverpool Road	WHIT013			
Whitchurch								Garages on Wayland Close	WHIT017			
Whitchurch								Land at Sherrymill Hill	WHIT034			
Prees							15	Land west of Shrewsbury Street	PRE002, PRE011, and PRE012 (SAMDev)	30		
Prees							20	Land at Moreton Street	PRE008 (SAMDev)	40		
Tilstock		25						Land at the Vicarage, Tilstock	TIL001 (SAMDev)	25		
Tilstock								North of Christ Church	TIL002 (SAMDev)	13		
Tilstock							6	Land adj. to Russell House	TIL008sd (SAMDev)	12		

Appendix 3: Link table

Ash Parva							8	Land west of Ash Parva	ASHP002 (SAMDev)	8		
Prees Heath								Former Cherry Tree Hotel site	PH004sd (SAMDev)	5		
TOTALS	664	545	135	489	1125	34	2799		No. on SAMDev allocations	10087	-1142	rebuttal of Delivery Framework

Explanatory Notes

Compilation

1. The red and green shading is the Council's deletions & additions respectively from their 18th November Delivery Framework table.
2. The sites have been re-ordered by Place Plan area with the SAMDev sites put into the same order as the Council's 16th Jan Update table.
3. Where sites have been re-named or merged in the Council's 16th Jan Update table, the 16th Jan description is used rather than the 18th Nov description.
4. All Delivery Framework sites are included. Many have no number in columns A-F because they are not expected to deliver by 2019.
5. The table shows the 4,582 dwellings in the Delivery Framework broken down by 5 year supply schedule (A – F) ensuring no overlap between categories

Sites in the Delivery Framework

6. The Delivery Framework Sites comprise SHLAA sites, miscellaneous others (care homes, affordable housing sites) and all SAMDev & SUE allocations.
7. Most SHLAA sites lie within existing development boundaries.
8. Most SAMDev allocations lie outside currently adopted development boundaries.

Numbers

9. As the Delivery Framework is a list of anticipated future sites, most of the sites listed do not have planning consent or resolution to approve at 31/3/14 however
10. Some SAMDev allocations do have existing consent or resolution to approve and these are duplicated in Schedules A (planning consents at 31/3/14) or Schedule B (resolution to approve at 31/3/14). Where this is the case, the number of dwellings is recorded in column A or B rather than in F.