

Shropshire Council

Five Year Housing Land Supply Statement: Executive Summary

Data to: 31st March 2022

Published: March 2023



1. Executive Summary

Introduction

- 1.1. The National Planning Policy Framework (NPPF) requires Local Authorities to identify and annually review their housing land supply. The purpose of this assessment is to consider whether there are sufficient deliverable sites within a Local Authority Area to allow for the provision of five years' worth of housing (plus an appropriate buffer), based on the identified housing requirement set out in adopted strategic policies, or against local housing need where strategic policies are more than five years old, unless policies have been reviewed and found up-to-date¹.
- 1.2. This assessment covers the five year period from 2022/23 to 2026/27. The assessment has been undertaken using a cautious and robust methodology which is generally consistent with that endorsed by the Site Allocations and Management of Development (SAMDev) Plan Inspector within her Report on the SAMDev Plan (2015), whilst also reflecting subsequent changes to national policy and guidance.
- 1.3. In conclusion the assessment demonstrates that Shropshire currently has **5.64 years supply of deliverable housing land against the housing requirement within the adopted Core Strategy (2011) and 7.20 years supply of deliverable housing land against the housing need identified using Governments standard methodology.**

Housing Land Requirement

- 1.4. The adopted Local Plan for Shropshire consists of the Core Strategy (2011); Site Allocations and Management of Development (SAMDev) Plan (2015); and any adopted formal Neighbourhood Plans. The Shropshire Core Strategy (2011) identifies an ambitious housing requirement for Shropshire of 27,500 dwellings between 2006 and 2026. The SAMDev Plan (2015) seeks to deliver the housing requirement identified within the Core Strategy (2011).
- 1.5. In order to allow the phased release of housing land, the Core Strategy (2011) and SAMDev Plan (2015) identify the mechanisms for the release of sites so that a five year supply of housing land can be maintained over the plan period. This includes a trajectory for the phased release of housing land across the plan period. Shropshire Council considers that this trajectory is the most appropriate mechanism for identifying the annual housing land requirement. This approach was endorsed by the SAMDev Plan Inspector.
- 1.6. To inform an ongoing Local Plan Review, Shropshire Council has completed a Local Housing Need (LHN) Assessment for Shropshire (2020 base date). This assessment was undertaken using Governments standard methodology for calculating local housing need. A report summarising this assessment is available on the Council's website at: <https://www.shropshire.gov.uk/media/20572/local-housing-need-assessment-2020-ev069.pdf>
- 1.7. Shropshire Council has also reviewed the LHN using a 2022 base date and the level of need is generally comparable to that within the 2020 base date assessment summarised within the above report.

¹DLUHC (was HCLG), (2021), NPPF – Paragraph 74

- 1.8. Although not produced for this purpose, the Shropshire Council LHN Assessment provides endorsement of the housing requirement within the adopted Local Plan, in that the annual LHN identified is less than and as such would be met by achieving the annual housing requirement within the adopted Local Plan.
- 1.9. On the basis of this evidence, it is considered appropriate to continue to assess the housing land supply in Shropshire against the housing requirement within the adopted Local Plan, until the end of the plan period within the adopted Local Plan and for the remaining year against the LHN calculated using Governments standard methodology.
- 1.10. However, to demonstrate robustness of methodology, housing land supply will also be calculated against the LHN calculated using Governments standard methodology.

Housing Land Supply

- 1.11. Shropshire Council has undertaken a cautious and robust assessment of the housing land supply in Shropshire. This assessment concludes that deliverable sites in Shropshire include:
- Sites with extant Planning Permission at the 31st March 2022.
 - Sites with an extant and positive Prior Approval decision at the 31st March 2022.
 - Selected sites with a resolution to grant at the 31st March 2022.
 - Selected sites allocated for development within the adopted Local Plan which are likely to be deliverable within five years.
 - Selected sites from the Strategic Land Availability Assessment (SLAA) which are likely to be deliverable within five years.
 - Affordable housing sites, including Homes England (HE) funded sites.
 - Windfall sites.
- 1.12. In order to be considered deliverable *“sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years”*.²
- 1.13. The methodology utilised for this assessment is summarised within the main report of this statement.

Housing Land Requirement and Supply Calculation

- 1.14. The housing requirement and supply for the five year period starting on the 1st April 2022 have been calculated using a methodology generally consistent with that endorsed by the SAMDev Plan Inspector within her Report, whilst also reflecting subsequent changes to national policy and guidance.

²DLUHC (was HCLG), (2021), NPPF – Annex 2: Glossary

1.15. Table 1 provides a summary of the calculation of the five year housing requirement:

Table 1: Summary of Five Year Housing Requirement

Category		Local Plan Housing Requirement	LHN
(A) 5 Year Requirement:	2022/23	1,530	1,178
	2023/24	1,530	1,178
	2024/25	1,530	1,178
	2025/26	1,530	1,178
	2026/27	1,178	1,178
	Total	7,298	5,890
(B) Under-Delivery: (from earlier in the plan period)		224	0
(C) Buffer: (5% buffer consisting of supply brought forward from later in the plan period to ensure choice and competition. Applied to both the requirement and past under-delivery)		376	295
(D) Total Requirement (A) + (B) + (C):		7,898	6,185

1.16. Table 2 provides a summary of the housing land supply in Shropshire considered deliverable within the next five years, as at the 1st April 2022:

Table 2: Summary of deliverable housing land supply (as at 1st April 2022)

Category	Net Dwellings
(A) Dwellings on sites with Planning Permission*	6,134
(B) Dwellings on sites with Prior Approval*	103
(C) Selected sites with a 'resolution to grant'* Planning Permission	71
(D) Dwellings on allocated sites estimated to be completed within 5 years*	1,242
(E) Selected proposed allocated sites estimated to be completed within 5 Years*	342
(F) SLAA Sites deliverable within 5 years*	113
(G) Emerging affordable housing sites*	304
(H) Windfall sites**	598
Total: (A) + (B) + (C) + (D) + (E) + (F) + (G) + H	8,907

*A very cautious assumption that 10% of deliverable dwellings on sites with Planning Permission; Prior Approval; 'resolution to grant' Planning Permission; allocation within the adopted Local Plan; proposed allocation within the draft Local Plan; identified within the SLAA; and identified as an Emerging Affordable Housing Site will not be delivered in the five year period has been applied to figures in this table.

**Based on historic delivery rates and expected future trends.

Conclusion

- 1.17. Table 3 brings together the five year housing land requirement and the results of the assessment of the five year housing land supply in Shropshire.
- 1.18. This table confirms that Shropshire Council is able to demonstrate a five year housing land supply as at the 1st April 2022.

Table 3: Comparison: Five Year Housing Requirement and Supply

Category	Core Strategy Requirement	LHN
Total Requirement:	7,898	6,185
Total Supply:	8,907	8,907
Over / Under Provision:	+1,009	+2,723
Number of Years Supply:	5.64	7.20

- 1.19. Identifying land sufficient for the delivery of enough housing to meet the housing requirement for the area is one of the key responsibilities of a Local Planning Authority.
- 1.20. Shropshire Council is in a position where it is able to demonstrate sufficient deliverable sites for **5.64 years supply of deliverable housing land against the housing requirement within the adopted Core Strategy (2011) and 7.20 years supply of deliverable housing land against the local housing need identified using Governments standard methodology.**
- 1.21. The focus must therefore be on delivery of sustainable housing, which is ultimately a market function undertaken by the development industry.
- 1.22. Please Note: The sites which make up the various components of the five year housing land supply as at the 31st March 2022 are included within Appendices A-I of the Shropshire Council: Five Year Housing Land Supply Statement (2022).