

Shropshire Council

Five Year Housing Land Supply Statement: Executive Summary

Data to: 31st March 2020

Published: 23rd March 2021

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 2020/21 to 2024/25. The assessment has been undertaken using a cautious and robust methodology which is generally consistent with that endorsed by the Site Allocations and Management of Development (SAMDev) Plan Inspector within her Report on the SAMDev Plan (2015), whilst also reflecting recent changes to national policy and guidance.
- 1.3. In conclusion the assessment demonstrates that Shropshire currently has **6.05 years supply of deliverable housing land against the housing requirement within the adopted Core Strategy (2011) and 8.11 years supply of deliverable housing land against the housing need identified using Governments standard methodology.**

Housing Land Requirement

- 1.4. The adopted Local Plan for Shropshire consists of the Core Strategy (2011); Site Allocations and Management of Development (SAMDev) Plan (2015); and any adopted formal Neighbourhood Plans. The Shropshire Core Strategy (2011) identifies an ambitious housing requirement for Shropshire of 27,500 dwellings between 2006 and 2026. The SAMDev Plan (2015) seeks to deliver the housing requirement identified within the Core Strategy (2011).
- 1.5. In order to allow the phased release of housing land, the Core Strategy (2011) and SAMDev Plan (2015) identify the mechanisms for the release of sites so that a five year supply of housing land can be maintained over the plan period. This includes a trajectory for the phased release of housing land across the plan period. Shropshire Council considers that this trajectory is the most appropriate mechanism for identifying the annual housing land requirement. This approach was endorsed by the SAMDev Plan Inspector.
- 1.6. To inform an ongoing Local Plan Review, Shropshire Council has completed a Local Housing Need (LHN) Assessment for Shropshire (2020 base date). This assessment was undertaken using Governments standard methodology for calculating local housing need. A report summarising this assessment is available on the Council's website at:
<https://shropshire.gov.uk/planning-policy/local-planning/local-plan-review/evidence-base/>
- 1.7. Although not produced for this purpose, the Shropshire Council LHN Assessment provides endorsement of the housing requirement within the adopted Local Plan, in that housing need over the period from 2016-2026 (aligning with the start date for the proposed plan period within the Local Plan Review and end date of the plan period covered within the adopted Local Plan) is less than and as such would be met by achieving this housing requirement. On the basis of this evidence it is considered appropriate to continue to assess the housing land supply in Shropshire

¹HCLG, (2019), NPPF – Paragraph 73

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

Housing Land Supply

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

Housing Land Requirement and Supply Calculation

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

Table 1: Summary of Five Year Housing Requirement

Category	Core Strategy Requirement	LHN
(A) 5 Year Requirement:	2020/21	1,390
	2021/22	1,530
	2022/23	1,530
	2023/24	1,530
	2024/25	1,530
	Total	7,510
(B) Under-Delivery: (from earlier in the plan period)	375	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)	394	294
(D) Total Requirement (A) + (B) + (C):	8,279	6,179

²HCLG (2019), NPPF – Annex 2: Glossary

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

Table 2: Summary of deliverable housing land supply (as at 1st April 2020)

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

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

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

Conclusion

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

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

Table 3: Comparison: Five Year Housing Requirement and Supply

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

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

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