

Shropshire Council

Local Plan Review Five Year Housing Land Supply Statement: Executive Summary

Data to: 31st March 2020

Published: August 2020

1. Executive Summary

Introduction

- 1.1. The National Planning Policy Framework (NPPF) requires Local Authorities to identify and annually review their housing land supply. Generally, such an assessment is undertaken 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, moved forward from later within the plan period, to allow for choice and competition in the market), based on the 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. However, the purpose of this assessment is to consider whether there are sufficient deliverable sites within Shropshire to allow for the provision of five years' worth of housing (plus an appropriate buffer, moved forward from later in the proposed plan period, to allow for choice and competition in the market), based on the proposed housing requirement within the strategic policies in the draft Shropshire Local Plan.
- 1.3. Please Note: A similar assessment based on the housing requirement set out in adopted strategic policies / local housing need has also been undertaken and is available on the Shropshire Council website.
- 1.4. 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.
- 1.5. In conclusion the assessment demonstrates that Shropshire Council currently has **6.72 years supply of deliverable housing land against the proposed housing requirement within strategic policies within the draft Shropshire Local Plan.**

Proposed Housing Land Requirement

- 1.6. Policy SP2. Strategic Approach of the draft Shropshire Local Plan identifies a proposed housing requirement of some 30,800 dwellings over the period from 2016 to 2038. This equates to around 1,400 dwellings per annum.
- 1.7. This proposed housing requirement has been informed by an assessment of local housing need (LHN) (2020 base date), using Government's standard methodology for calculating local housing need. This assessment of LHN indicated a housing need of some 25,894 dwellings, which equates to some 1,177 dwellings per annum.
- 1.8. The proposed housing requirement for Shropshire of around 30,800 dwellings over the proposed plan period from 2016 to 2038 will meet local housing need and support the long-term sustainability of the County. It also provides some flexibility to respond to changes to LHN over the proposed plan period and an opportunity to:
 - a. Respond positively to specific sustainable development opportunities;
 - b. Increase the delivery of family and affordable housing to meet the needs of local communities and support new families coming into Shropshire;
 - c. Support the delivery of specialist housing for older people, people with disabilities and the needs of other groups within the community;
 - d. Support the diversification of our labour force;
 - e. Support wider aspirations, including increased economic growth and productivity; and
 - f. Make an appropriate contribution to unmet need arising in the Black Country.

¹HCLG, (2021), NPPF – Paragraph 74

Housing Land Supply

- 1.9. Shropshire Council has undertaken a cautious and robust assessment of the housing land supply in Shropshire. This assessment concludes that deliverable dwellings in Shropshire are located on:
- 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 proposed for allocation for development within the draft Shropshire 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.
- 1.10. 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
- 1.11. The methodology utilised for this assessment is summarised within the main report of this statement.

Proposed Housing Land Requirement and Supply Calculation

- 1.12. The proposed five year housing requirement, based on the proposed housing requirement within strategic policies within the draft Shropshire Local Plan, and housing 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.
- 1.13. Table 1 provides a summary of the calculation of the proposed five year housing requirement:

Table 1: Summary of Proposed Five Year Housing Requirement

Category		Proposed Requirement – draft Shropshire Local Plan
(A) 5 Year Requirement:	2020/21	1,400
	2021/22	1,400
	2022/23	1,400
	2023/24	1,400
	2024/25	1,400
	Total	7,000
(B) Under-Delivery: (from earlier in the proposed plan period)		0
(C) Buffer: (10% buffer consisting of supply brought forward from later in the proposed plan period to ensure choice and competition. Applied to both the requirement and past under-delivery)		700
(D) Total Requirement (A) + (B) + (C):		7,700

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

1.14. 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	283
(D) Dwellings on Allocated Sites estimated to be completed within 5 years*	998
(E) Dwellings proposed for Allocation within the Draft Shropshire Local Plan estimated to be completed within 5 years*	494
(F) SLAA Sites deliverable within 5 years*	135
(G) Emerging Affordable Housing Sites*	321
(H) Windfall Sites**	598
Total: (A) + (B) + (C) + (D) + (E) + (F) + (G) + (H)	10,342

*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 for allocation within the draft Shropshire 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

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

1.16. 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: Proposed Five Year Housing Requirement and Supply

Category	Proposed Requirement – draft Shropshire Local Plan
Total Requirement:	7,700
Total Supply:	10,342
Over / Under Provision:	+2,642
Number of Years Supply:	6.72

1.17. Identifying land sufficient for the delivery of enough housing to meet the proposed housing requirement within strategic policies within the draft Shropshire Local Plan is one of the key responsibilities of Shropshire Council as the Local Planning Authority. Shropshire Council is in a position where it is able to demonstrate sufficient deliverable sites for **6.72 years supply of deliverable housing land against the proposed housing requirement within strategic policies within the draft Shropshire Local Plan**. The focus must therefore be on delivery of sustainable housing, which is ultimately a market function undertaken by the development industry.

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