

**ID 10**

**SHROPSHIRE LOCAL PLAN EXAMINATION**

<b>Representor unique Part A Ref *</b>	<b>A0357 – Wain Estates</b>
<b>Matter</b>	<b>4</b>
<b>Relevant questions nos</b>	<b>1</b>

**Stage 1 Hearing Statement**

\*Your unique reference can be found in the Schedule of Respondents (Schedule 3 of document SD014.01) at:

<https://shropshire.gov.uk/planning-policy/local-planning/local-plan-review/draft-shropshire-local-plan-2016-2038-examination/examination-library/earlier-regulation-18-plan-making-stages-of-consultation/regulation-19-pre-submission-draft-of-the-shropshire-local-plan-consultation/>

# Shropshire Local Plan Examination

## Matter 4 Hearing Statement on behalf of Wain Estates (ID: A0357)

### Issue - Housing and Employment Land Needs (Policy SP2)

***1. Is the preferred approach to housing growth and the housing requirement set out in Policy SP2 of 30,800 dwellings (1,400 dwellings per annum) over the plan period of 2016 to 2038, justified, positively prepared and consistent with national policy?***

- 1.1 Wain Estates consider that Policy SP2 fails the tests of soundness in regard to being 'positively prepared', 'justified', 'effective' and 'consistent with national policy'.
- 1.2 The figure of 1,400 dwellings per annum is significantly lower than the 2018- based household projections which forecast growth levels averaging 1,656 households per annum over the plan period (2016-2038). Policy SP2 will therefore constrain growth rather than planning to meet Shropshire's housing needs, based on more recent evidence.
- 1.3 Whilst it is recognised that the figure of 1,400 dwellings exceeds the requirement resulting from the standard method, paragraph 61 of the Framework allows for a different figure where, "exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals". Such exceptional circumstances exist in Shropshire given the significant difference between the 2014-based and the 2018-based household projections published by the Office of National Statistics (ONS). Not only do the 2018- based household projections begin with a higher number of households at the start of the plan period (11,566 households higher than the 2014-based projections), they also show a higher rate of growth over the plan period.
- 1.4 It is clear that the pandemic has had a major impact on the demand for houses, with more space and access to gardens being top priorities. Savills research from June 2021<sup>1</sup> highlights that of those who were currently mid-purchase at the time, 54% named extra living space, 40% a larger garden and 33% an extra bedroom in their top two 'must haves' in a new home.
- 1.5 The pandemic has resulted in a strong increase in demand for housing in Shropshire during 2020 and 2021. As the economy shifts permanently towards more internet-based working from home, Shropshire is likely to attract even higher levels of in-migration as commuting considerations are replaced by quality of life considerations. The 2014-based household projection for Shropshire anticipates growth of 23,749 households over the plan period, resulting in 147,635 households by 2038. In comparison, the 2018-based household projection is for Shropshire to grow to 171,876 households by 2038. This is more than double the increase anticipated by the 2014 projections and justifies a departure from the standard method to a greater degree than is currently proposed.
- 1.6 The Association of Black Country Authorities wrote to Shropshire Council on 9 September 2019 and re-iterated their request that Shropshire's Local Plan help provide for their identified unmet need for 26,000 homes over the period to 2038. Their level of unmet need has increased further in light of the standard methodology, which uplifts Birmingham and Wolverhampton's housing requirements by a

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<sup>1</sup> <https://www.savills.co.uk/insight-and-opinion/savills-news/315432-0/prime-uk-housing-market-buyers-undeterred-by-end-of-stamp-duty-holiday--but-pandemic-leaves-a-legacy-of-changed-priorities>

further 35%. Shropshire has limited Green Belt and is less constrained in this respect than the Black Country Authorities. Nevertheless, the Shropshire Local Plan only attributes 1,500 dwellings of Shropshire's housing target to support the housing needs of the emerging Black Country Plan. In this regard policy SP2 fails to be consistent with paragraph 60 of the Framework which states: *"In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for."*

## Contact

Mike O'Brien  
mike@pinnacleplanning.co.uk