



# Shropshire Council

## Five Year Housing Land Supply Statement: Executive Summary

Data to: 31<sup>st</sup> March 2017  
Published: 11<sup>th</sup> September 2017

# 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, based on the identified housing requirement for the area.
- 1.2. This assessment covers the five year period from 2017/18 to 2021/22. The assessment has been undertaken using a cautious and robust methodology which is generally consistent with that utilised in the 2015 assessment of housing land supply and the methodology endorsed by the SAMDev Inspector, within her Report on the SAMDev Plan. In conclusion the assessment demonstrates that Shropshire Council currently has **6.04 years' supply of deliverable housing land**, based on the housing requirement identified within the adopted Core Strategy (2011).

## *Housing Land Requirement*

- 1.3. The Shropshire Core Strategy (2011) identifies an ambitious housing requirement for Shropshire of 27,500 dwellings between 2006 and 2026.
- 1.4. Shropshire Council has also adopted a Site Allocations and Management of Development (SAMDev) Plan (2015) which seeks to deliver the housing requirement identified within the Core Strategy.
- 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. Shropshire Council recently completed a Full and Objective Assessment of Housing Need (FOAHN) for Shropshire, to inform the partial review of the Development Plan. A report summarising this assessment is available on the Shropshire Council website at:  
<http://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>
- 1.7. Although not produced for this purpose, the Shropshire Council FOAHN provides endorsement of the adopted housing requirement, in that housing need over the period from 2016-2026 is less than, but generally consistent with the current housing requirement.

## *Housing Land Supply Methodology*

- 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 31<sup>st</sup> March 2017.
  - Sites with an extant and positive Prior Approval decision at the 31<sup>st</sup> March 2017.
  - Selected sites with a resolution to grant at the 31<sup>st</sup> March 2017.
  - Selected sites allocated for development within the Development Plan (adopted) which are likely to be deliverable within five years.
  - Selected sites from the Strategic Housing Land Availability Assessment (SHLAA) which are likely to be deliverable within five years.

- Sites seeking Homes and Communities Agency (HCA) funding.
- Windfall sites.

- 1.9. Sites are considered to be deliverable when they are “available now, with a realistic prospect that housing will be delivered on the site within 5 years and in particular that the site is viable” (NPPF Footnote 11).
- 1.10. The methodology utilised for this assessment is summarised within the main report of this statement.

### **Housing Land Supply Calculation**

- 1.11. Using the methodology outlined, the housing requirement and supply for the five year period starting on the 1<sup>st</sup> April 2017 have been calculated using the methodology endorsed by the SAMDev Plan Inspector within her Inspectors Report.
- 1.12. In order to provide a cautious and robust assessment of housing land supply, Shropshire Council continues to apply a 20% buffer to provide choice and competition; however for context the supply if a 5% buffer was applied is also provided. This is summarised within Table 1:

**Table 1: Five Year Housing Requirement**

Category		Requirement	
<b>(A) 5 Year Requirement:</b>	2017/18	1,390	
	2018/19	1,390	
	2019/20	1,390	
	2020/21	1,390	
	2021/22	1,530	
	<b>Total</b>	<b>7,090</b>	
<b>(B) Under-delivery:</b> (from earlier in the plan period)		<b>1,478</b>	
<b>(C) Buffer:</b> (Applied to both the requirement and past under-delivery) (Supply brought forward from later in the plan period) <i>In order to provide a cautious and robust assessment of housing land supply, Shropshire Council continues to apply a 20% buffer; however for context the supply if a 5% buffer was applied is also provided.</i>		<b>20% Buffer</b>	<b>5% Buffer</b>
		<b>1,714</b>	<b>428</b>
<b>(D) Total Requirement (A) + (B) + (C):</b>		<b>10,282</b>	<b>8,996</b>

- 1.13. Table 2 provides a summary of the housing land supply in Shropshire considered deliverable within the next five years, as at the 1<sup>st</sup> April 2017:

**Table 2: Summary of the deliverable housing land supply in Shropshire (at the 1<sup>st</sup> April 2017)**

Category	Net Dwellings
(A) Dwellings on sites with Planning Permission	9,050
(B) Dwellings on sites with Prior Approval	126
(C) Selected sites with a 'resolution to grant'	181
(D) Dwellings on Allocated Sites estimated to be completed within 5 years	2,155
(E) SHLAA Sites deliverable within 5 years	233
(F) Emerging Affordable Housing Sites	78
(G) Windfall Sites*	598
<b>Total: (A) + (B) + (C) + (D) + (E) + (F) + (G)</b>	<b>12,421</b>

\*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.
- 1.15. This table confirms that Shropshire Council is able to demonstrate a five year housing land supply as at the 1<sup>st</sup> April 2017.

**Table 3: Comparison: Five Year Housing Requirement and Supply**

	<b>20% Buffer</b>	<b>5% Buffer</b>
Total Requirement:	10,282	8,996
Total Supply:	12,421	12,421
<b>Over / Under Provision:</b>	<b>+2,140</b>	<b>+3,425</b>
<b>Number of Years Supply:</b>	<b>6.04</b>	<b>6.90</b>

- 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 **6.04 years supply of deliverable housing land**, based on the housing requirement identified within Policy CS1 of the Core Strategy. 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 31<sup>st</sup> March 2017 are included within Appendices A-G of the Shropshire Council: Five Year Housing Land Supply Statement (2017).