

# Shropshire Local Plan 2016-2038

## Stage 2 - Hearing Statement

### Matter 25 – Five Year Housing Land Supply

Land at Boraston Drive and the A456, Burford

Prepared by Fisher German on behalf of Lone Star Land

## Project Title

Land adjoining Boraston Drive and north of A456, Burford

## Agent

Fisher German

The Estates Office

Norman Court

Ashby de la Zouch

LE65 2UZ

# 1. Introduction

1.1 These representations have been prepared by Fisher German on behalf of Lone Star Land in respect of their land interests at adjoining Boraston Drive and north of A456, Burford as illustrated at Figure 1 below.



*Figure 1: Land adjacent to Boraston Drive and the A456, Burford*

1.2 The land is a proposed housing allocation within the emerging Local Plan under Reference BUR004, within Schedule S10.2(i) – Residential Site Allocations: Community Hubs in the Ludlow Place Plan Area for 100 dwellings.

1.3 The proposed allocation is supported, and Lone Star Land and the landowners remain fully committed to the residential development of the site.

## 2. MIQs

### Whether the Council will have a 5 year supply of deliverable housing land on adoption of the Plan.

#### 2. Would the Plan realistically provide for a five year supply on adoption? Will a five year supply be maintained?

2.1 In respect of this question we comment only insofar as it relates to our client's land interests and proposals at BUR004. As set out in respect of Matter 16, we consider the site can make a strong contribution towards the 5-year housing land supply. Having regard for work done to date, which includes significant collaboration with the Council through pre-application and design review, we consider the below to represent a realistic and deliverable trajectory for the site, supported by external evidence such as Lichfield's Start to Finish.

Year	2025/26	2026/27	2027/28	2028/29	2029/30
Site progress	Approval of submitted Outline	Approval of Reserved Matters Application/ Conditions	20	40	40

#### 2. Is the five year supply made up of deliverable sites (the definition of deliverable is set out in Annex 2: Glossary to the NPPF)?

2.2 The NPPF confirms that major development that is allocated (or has outline permission) can be counted for the purposes of 5-year housing land supply wherein there is clear evidence that delivery will occur in 5-years. This evidence should be more than a simple Statement of Common Ground and should include a key understanding of the site's constraints, particularly in terms of matters that may preclude development (off-site highway works for example).

2.3 In respect of BUR004 we believe the significant work that has been undertaken to date, including pre-application and design review, clearly demonstrate an understanding of the site's constraints and opportunities, and therefore the trajectory above is built on an inherent understanding of the site and its likely build out. This will be boosted when the outline application is submitted. However, for the purposes of the NPPF test the site should be considered deliverable and capable of delivering in accordance with the above.

**5. Is it necessary to have a review mechanism in the Plan to consider progress against these, and other sites, and to identify any appropriate steps to increase supply if required?**

- 2.4 In accordance with our comments in relation to Matter 1, Lone Star Land would support a review mechanism. As detailed in the Matter 1 Statement, a review may be required as a result of transitional arrangements associated with any future update to the NPPF, or to respond to the Plan falling short of demonstrating a 15-year Plan period. In both instances an immediate review would be triggered.
- 2.5 If either of these measures are introduced, either by this Examination or by changes to National Policy, then clearly there is no requirement for a review policy linked to 5-year housing land supply. If however, neither measure is introduced, we have no objection to the inclusion of such a policy intervention to ensure integrity of supply, not least because the current NPPF (2023) paragraph 76, which will be applicable once the Plan is adopted, absolves the need for Local Planning Authorities to demonstrate a housing land supply for a period of 5-years post adoption. Thus a review mechanism intrinsically linked to the development plan itself will provide contingency and an opportunity to immediately remedy any supply issue within that first 5 year period.