

Shropshire Local Plan Review

Examination in Public

Stage 2 Hearings

Hearing Statement for Matter 3 – Housing Need and Supply

On behalf of Barwood Development Securities Limited
(Barwood Land)

Date: September 2024 | Pegasus Ref: P18-2665

Author: SB

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| Matter | 3 |
| Relevant Question Nos | Housing Need – 1, 3 Overall Supply of Housing – 1 |



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Introduction

Pegasus Group is instructed by Barwood Development Securities Ltd (Barwood Land) to respond to the Shropshire Local Plan Examination: Stage 2 Matters, Issues and Questions produced by the Inspectors appointed to hold an independent examination of the Shropshire Local Plan ('the Plan').

This Statement relates to Matter 3 – Housing Land Need, Requirement and Supply (Policy SP2).

Barwood Land are promoting land west of Ellesmere Road (draft site allocation in the emerging Local Plan ref SHR173) for up to 450 residential dwellings plus a local centre, which is currently in front of the Council as an outline planning application (LPA ref: 22/O1432/OUT) for determination. Notwithstanding this application, the comments made in this Matter Statement relate to the questions posed by the Inspectors which form part of the Stage 2 Hearings.

Matter 3: Housing Land Need, Requirement and Supply (Policy SP2) – see MMs 001-004

Issue: Whether the Plan has been positively prepared and whether it is justified. Effective and consistent with national planning policy in relation to the overall need, requirement and supply of housing land.

The Housing Need

- 1. Is the approach to calculating the housing growth and the housing requirement set out in the Council's Updated Housing and Employment Topic Paper – April 2024 (GC45) of a minimum of 31,300 dwellings over the plan period of 2016 – 2038, justified, positively prepared and consistent with national policy?**

The Council's Housing and Employment Land Topic Paper (GC45) identifies that the Council can identify sufficient land to deliver over 34,000 dwellings, above the 31,300 dwellings being planned for.

In addition, the Council are planning for a higher level of housing delivery above the Local Housing Need requirements, which would equate to 25,894 dwellings over the Plan period 2016–2038.

The higher level of growth planned for has been assessed in the Sustainability Appraisal process, evidenced in the examination documents and fully justified. The Sustainability Appraisal is therefore sound in its approach of assessing the highest level of growth rather than the median.

- 3. Has there been significant under delivery of housing? In terms of a buffer for five year supply of housing sites, should this be 5% or 20% in relation to para 74 of the NPPF?**

Between 2016–2023 the Council delivered a total of 11,761 dwellings, against a requirement for 9,961 dwellings based on the proposed Local Plan annual requirement as set out in the draft Plan. The Figure 1 Housing Trajectory in GC45 also suggests that the Council will deliver in excess of 1,423 dwellings in years 2023–2024 to at least 2028 – 2029.

There is no evidence of any under delivery of housing within Shropshire.

Further, Barwood Land's land interests on land west of Ellesmere Road could ensure that the Local Plan delivers housing soon after the Plan's adoption. This proposed site allocation SHR173 for up to 450 dwellings plus a local centre and strategic infrastructure is subject to a current outline planning application that is currently before the Local Planning Authority (ref: 22/01432/OUT).

The SoCG agreed between Barwood Land and Shropshire Council sets out that the site could deliver at least up to 150 dwellings (phase 1) with the remainder (phase 2) delivered post 2033, once the North West Relief Road is delivered. This position is generally supported and based upon the current planning application and issue of a positive decision, it is considered that the Site could begin to deliver dwellings by 2026, early in the Plan period, to ensure the delivery of housing as early as possible to meet the Local Plan strategy and sustainable development.

Subject to further highways modelling, we believe that the entire site, not just phase 1, could be delivered in full prior to the North West Relief Road being fully operational. This could look as follows;

Phase 1

2026 – 50 dwellings

2027 – 100 dwellings

Phase 2

2028 – 100 + Local Centre/Retail

2029 – 100

2030 – 100

The Overall Supply of Housing

1. **Paragraph 74 of the Framework says strategic policies should include a trajectory illustrating the expected rate of housing delivery over the Plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Does the Council have an up to date trajectory and if so where can this be found? Is the housing trajectory realistic?**

These comments are made in relation to the housing trajectory set out for the delivery of Barwood Land's interest at Ellesmere Road, draft site allocation ref: SHR173.

The proposed allocation is subject to a current outline planning application that is currently before the Local Planning Authority (ref: 22/O1432/OUT).

The Site is in two freehold ownerships. Barwood Land has the benefit of agreements with both landowners to enable its promotion through the Local Plan making process and the preparation and submission of relevant planning application/s. That agreement gives control for the land sale / purchase, and for the delivery of residential development in accordance with any planning permission granted. There are no known legal nor land ownership restrictions that would prevent the immediate development of this site. It is available for immediate development.

The Council's trajectory for the delivery of the Site at Page 50 of Document GC45 indicates that from a base date of 2023 indicates that in the ten years from 2023-2033, the Site could deliver 190 of the proposed 450 dwellings, with the remaining 260 dwellings being delivered between 2033 and 2038.

As set out in the agreed Statement of Common Ground dated August 2024 and submitted to the Examination, it is Barwood Land's position that the Site could be delivered by 2030 and the trajectory for delivery of the Site should be amended.

It is agreed in principle between Barwood Land and the LPA that 150 dwellings of the 450 dwellings allocated to be delivered on the Site could be delivered prior to the NWRR being operational without having a severe impact on the highway network. In this regard the outline planning application proposes a phased approach to delivery of the Site. The Transport evidence provided with the current application identifies the potential for a phased delivery where 150 dwellings would be delivered ahead of the NWRR coming forward.

The Transport Assessment (TA) which supports the current outline planning application for the Site has been prepared in accordance with detailed pre-application discussions with Shropshire Highways Officers, to determine the scope of works that have been undertaken and agree the modelling and specific junction considerations that have informed the TA. Shropshire County Highways has a strategic highways model in place to model cumulative impacts of all development proposed in the emerging Local Plan and the applicants are currently working with highways to utilise the model to support the planning application. Further, the NWRR now has a resolution to grant planning permission subject to the signing of the draft Section 106 Agreements, and according to the Council's published timelines, the road will be open by 2030.

On that basis, and notwithstanding the timescales set out in the Statement of Common Ground, the Ellesmere Road site SHR173 could be delivered by 2032 with all dwellings occupied, as follows:

- Outline Planning Permission granted – 2024
- Site Sale, Reserved Matters Approvals and Discharge of Conditions – 2025
- Lead-in and 50 dwellings completed – 2026
- 100 dwellings completed – 2027 (target NWRR opening year)
- 100 dwellings completed – 2030 (plus delivery of Local Centre)
- 100 dwellings completed – 2031
- 100 dwellings completed – 2032

The Council's trajectory should be updated and amended to reflect this position.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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