

Shropshire Council

Five Year Housing Land Supply Statement Executive Summary

Data to: 31st March 2024

Published: 13th February 2025



1. Executive Summary

Introduction

- 1.1. In late 2024, Government introduced an updated National Planning Policy Framework (NPPF) and new 'standard methodology' for assessing local housing need¹. This new 'standard methodology' results in a significant uplift to housing need in many parts of the Country, including Shropshire.
- 1.2. The NPPF specifies Local Planning Authorities are required to identify and annually review their housing land supply.²
- 1.3. The purpose of this process is to assess whether sufficient deliverable sites are available in a Local Planning Authority area to allow for provision of five years' worth of housing (plus an appropriate buffer), based on the identified 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-date).
- 1.4. This document summarises the assessment for the five year period from **2024/25 to 2028/29**.
- 1.5. It has been undertaken using a cautious and robust methodology which is consistent with national policy and guidance.
- 1.6. **This assessment will be updated at least annually as further information becomes available regarding the delivery of housing sites in Shropshire.**

Housing Land Need and Requirement

- 1.7. The adopted Development Plan for Shropshire consists of the Core Strategy (2011); Site Allocations and Management of Development (SAMDev) Plan (2015); and 'made' formal Neighbourhood Plans.
- 1.8. The strategic policies in the adopted Core Strategy (2011) identify an ambitious housing requirement for Shropshire of 27,500 dwellings between 2006 and 2026. The SAMDev Plan (2015) seeks to deliver the housing requirement identified within the Core Strategy (2011).
- 1.9. As the strategic policies which establish the housing requirement in the adopted Development Plan are more than five years old, this assessment is undertaken in the context of the new 'standard methodology' for assessing local housing need.

¹MHCLG, (2024), NPPG, Housing and Economic Development Needs Assessments (ID2a), Paragraph 004

²MHCLG, (2024), NPPF – Paragraphs 78

- 1.10. This new 'standard methodology' identifies significant increases to local housing need across the Country, including in Shropshire. Specifically in Shropshire:
- a. The previous 'standard methodology' resulted in a local housing need for Shropshire of **1,070 dwellings per annum**.
 - b. The new 'standard methodology' results in a local housing need for Shropshire of **1,994 dwellings per annum**.

Adjustments to Housing Land Need and Requirement

- 1.11. Once the appropriate 'baseline' for assessing the five year housing land supply is identified, national policy and guidance stipulate two specific adjustments which need to be considered.
- 1.12. The first is an adjustment to account for any **past shortfall** in housing completions. National guidance³ specifies that where the 'baseline' for assessing the five year housing land supply is:
- a. The housing requirement in an adopted Development Plan, there is a general expectation that any past under-delivery in the plan period would be addressed within the next five year period, unless there is specific justification for an alternative approach.
 - b. Local housing need calculated using the new 'standard methodology', then past under-delivery is embedded within this assessment and as such no specific adjustment is required.
- 1.13. In this instance, the 'baseline' for assessing the five year housing land supply is local housing need calculated using the new 'standard methodology'. As such, consistent with national guidance, no adjustment is required to account for any past shortfall in housing completions.
- 1.14. The second is an adjustment to allow a **buffer** to create choice and competition in the market for land. The NPPF and accompanying guidance⁴ stipulate that this buffer (consisting of supply brought forward from later in the plan period) should be 5% unless there has been significant under delivery of housing over the previous three years, in which case it should be increased to 20%.
- 1.15. Latest Housing Delivery Test results⁵ indicate in Shropshire delivery has exceeded need. As such, in this instance a 5% buffer, equating to **499 dwellings**, is appropriate.

³ MHCLG, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 022

⁴ MHCLG, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 013

⁵ MHCLG, (2024), Housing Delivery Test, <https://gov.uk/government/collections/housing-delivery-test>

Housing Land Supply

- 1.16. Shropshire Council has undertaken a cautious and robust assessment of the housing land supply in Shropshire. Only the dwellings on a deliverable site that are themselves considered deliverable within the relevant five year period are included within the five year housing land supply.
- 1.17. In determining whether dwellings on a site are deliverable, Shropshire Council has applied the definition of deliverable provided within the NPPF: "*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...*".⁶
- 1.18. The methodology utilised for this assessment is documented within the main report of this statement.
- 1.19. In summary, this assessment concludes that deliverable dwellings in Shropshire are located on:
- a. Sites with extant Planning Permission: 31st March 2024.
 - b. Sites with extant Prior Approval: 31st March 2024.
 - c. Selected sites with 'resolution to grant' Planning Permission: 31st March 2024 which are likely to be deliverable within five years.
 - d. Selected site allocations in the adopted Development Plan likely to be deliverable in five years.
 - e. Selected sites proposed for allocation for development within the draft Shropshire Development Plan likely to be deliverable within five years*.
 - f. Selected sites from the Strategic Land Availability Assessment (SLAA) likely to be deliverable within five years.
 - g. Selected affordable housing sites including Homes England (HE) funded sites which are likely to be deliverable within five years.
 - h. Windfall sites.
- *The Council's approach to the consideration of these sites is to be considered by Cabinet on the 12th February 2025. The number of dwellings considered deliverable within this draft assessment is therefore subject to the outcome of this consideration.*
- 1.20. To add further robustness to the assessment, the Council also apply a very cautious assumption that 10% of deliverable dwellings on sites with Planning Permission; Prior Approval; 'resolution to grant' Planning Permission; allocations within the adopted Development Plan; proposed allocations within the draft Shropshire Local Plan; SLAA Sites; and emerging affordable housing sites will not be delivered in the five year period.

⁶ MHCLG, (2024), NPPF – Annex 2: Glossary

Calculation: Local Housing Need and Housing Land Supply

- 1.21. The new 'standard methodology' for assessing local housing need, applicable from the 12th December 2024, results in a local housing need for Shropshire of 1,994 dwellings per annum.
- 1.22. During the five year period from **2024/25 to 2028/29** this equates to a local housing need of **9,970 dwellings**.
- 1.23. No adjustment is required to account for any **past shortfall** in housing completions, as this is embedded within the new 'standard methodology' for assessing local housing need.
- 1.24. A specific adjustment is required to provide a **buffer** to create choice and competition in the market for land. This buffer is 5%, equating to **499 dwellings**.
- 1.25. Table 1 provides a summary of the calculation of the proposed five year housing land need:

Table 1: Summary of Five Year Housing Land Need

Category		Housing Land Need
(A) 5 Year Requirement:	2024/25	1,994
	2025/26	1,994
	2026/27	1,994
	2027/28	1,994
	2028/29	1,994
	Total	9,970
(B) Under-Delivery:		N/A
(C) Buffer (5%):		499
(D) Total Requirement (A) + (B) + (C):		10,469

- 1.26. In determining whether dwellings on a site are deliverable, Shropshire Council has applied the definition of deliverable provided within the NPPF: *"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..."*⁷

⁷ MHCLG, (2024), NPPF – Annex 2: Glossary

1.27. Table 2 provides a summary of the housing land supply in Shropshire considered deliverable within the next five years, at the 1st April 2024:

Table 2: Summary of the Deliverable Housing Land Supply (at 1st April 2024)

Category	Net Dwellings
(A) Dwellings on sites with Planning Permission*	6,094
(B) Dwellings on sites with Prior Approval*	93
(C) Dwellings on selected sites with a 'resolution to grant' Planning Permission*	19
(D) Dwellings on allocated sites estimated to be completed within 5 years*	689
(E) Dwellings on selected proposed allocated sites estimated to be completed within 5 Years*	2,071
(F) Dwellings on SLAA Sites deliverable within 5 years*	133
(G) Dwellings on emerging affordable housing sites deliverable within 5 years *	205
(H) Dwellings on windfall sites**	598
Total: (A) + (B) + (C) + (D) + (E) + (F) + (G) + H	9,902

*A very cautious assumption that 10% of deliverable dwellings on sites: with Planning Permission; with Prior Approval; with 'resolution to grant' Planning Permission; allocated within the adopted Development Plan; proposed to be allocated within the draft Shropshire Local Plan; identified within the SLAA; and identified as an Emerging Affordable Housing Site; 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: Housing Need and Housing Land Supply

1.28. Table 3 brings together the five year housing land need and the results of the assessment of the housing land supply considered deliverable within the next five years in Shropshire, at 1st April 2024.

1.29. This assessment of the housing land requirement and housing land supply has been undertaken using a cautious and robust methodology consistent with national policy and guidance.

**Table 3: Comparison:
Five Year Housing Land Need & Five Year Housing Land Supply**

Total Need:	10,469
Total Supply:	9,902
Over / Under Provision:	-567
Number of Years Supply:	4.73

1.30. Table 3 demonstrates that despite identifying a very significant supply of deliverable housing land, Shropshire Council has concluded that on the basis of the new 'standard methodology' for assessing local housing need, it is unable to demonstrate a five year housing land supply. Specifically the Council considers that a **4.73 years' supply of deliverable housing land** exists in Shropshire.

1.31. Paragraph 11 of the NPPF specifies that in circumstances where the Local Planning Authority cannot demonstrate a five year supply of deliverable housing sites, a 'presumption in favour of sustainable development' should apply. For decision taking, it specifies that this means:

"c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination."

1.32. Please Note: The sites within the various components of the five year housing land supply at 1st April 2024 are included in Appendices A-I of the Shropshire Council: Five Year Housing Land Supply Statement (2024).