

# Shropshire Council

## Five Year Housing Land Supply Statement

Data to: 31<sup>st</sup> March 2025

Published: 31<sup>st</sup> March 2026



# 1. Executive Summary

## *Introduction*

- 1.1. The National Planning Policy Framework (NPPF) specifies Local Planning Authorities are to identify and annually review their housing land supply.<sup>1</sup>
- 1.2. 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).
- 1.3. This document summarises the assessment for the five year period from **2025/26 to 2029/30**, undertaken using a cautious and robust methodology which is consistent with national policy and guidance.

## *Assessment Baseline*

- 1.4. 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.
- 1.5. 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).
- 1.6. As the strategic policies which establish the housing requirement in the adopted Development Plan are more than five years old, consistent with the requirements of the NPPF, this assessment of housing land supply is undertaken in the context of the 'standard methodology' for assessing local housing need.<sup>2</sup>
- 1.7. Utilising the most recently published housing stock and affordability ratio data at the time this five year housing land supply assessment was undertaken and published, the 'standard methodology' calculation results in a local housing need for Shropshire of **2,030 dwellings per annum**.

---

<sup>1</sup>MHCLG, (2024), NPPF – Paragraphs 78

<sup>2</sup>MHCLG, (2025), NPPG, Housing and Economic Development Needs Assessments (ID2a), Paragraph 004

## ***Adjustments to the Assessment Baseline***

- 1.8. 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.
- 1.9. The first is an adjustment to account for any **past shortfall** in housing completions. National guidance<sup>3</sup> 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.
- 1.10. 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.
- 1.11. The second is an adjustment to allow for a **buffer** to create choice and competition in the market for land. The NPPF and accompanying guidance<sup>4</sup> 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%.
- 1.12. Latest Housing Delivery Test results<sup>5</sup> indicate that in Shropshire delivery has exceeded need. As such, in this instance a 5% buffer, equating to **508 dwellings**, is appropriate.

## ***Housing Land Supply***

- 1.13. 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.

---

<sup>3</sup>MHCLG, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 022

<sup>4</sup>MHCLG, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 013

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

- 1.14. 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..."*.<sup>6</sup>
- 1.15. The methodology utilised for this assessment is documented within the main report of this statement.
- 1.16. In summary, this assessment concludes that deliverable dwellings in Shropshire are located on:
- a. Sites with extant Planning Permission: 31<sup>st</sup> March 2025.
  - b. Sites with extant Prior Approval: 31<sup>st</sup> March 2025.
  - c. Selected sites with 'resolution to grant' Planning Permission at 31<sup>st</sup> March 2025 which are likely to be deliverable within five years.
  - d. Selected sites subject to a Planning Appeal at 31<sup>st</sup> March 2025 which have subsequently been granted Planning Permission and are likely to be deliverable within five years.
  - e. Selected site allocations in the adopted Development Plan without Planning Permission at 31<sup>st</sup> March 2025 likely to be deliverable in five years.
  - f. Selected draft site allocations from the withdrawn Local Plan without Planning Permission at 31<sup>st</sup> March 2025 likely to be deliverable within five years.
  - g. Selected sites from the Strategic Land Availability Assessment (SLAA) without Planning Permission at 31<sup>st</sup> March 2025 likely to be deliverable within five years.
  - h. Selected affordable housing sites including Homes England (HE) funded sites without Planning Permission at 31<sup>st</sup> March 2025 which are likely to be deliverable within five years.
  - i. Windfall sites.
- 1.17. 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, subject to an approved Planning Appeal, draft allocations from the withdrawn Local Plan, SLAA Sites and emerging affordable housing sites will not be delivered in the five year period.

---

<sup>6</sup>MHCLG, (2024), NPPF – Annex 2: Glossary

## Housing Land Supply Calculation

- 1.18. The 'baseline' for this assessment of housing land supply is local housing need calculated using Government's 'standard methodology'.
- 1.19. Utilising the most recently published housing stock and affordability ratio data at the time this five year housing land supply assessment was undertaken and published, the 'standard methodology' calculation results in a local housing need for Shropshire of **2,030 dwellings per annum**.
- 1.20. During the five year period from **2025/26 to 2029/30** this equates to a local housing need of **10,150 dwellings**.
- 1.21. **No adjustment** to this 'baseline' 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.
- 1.22. A specific adjustment to this 'baseline' is required to provide a **buffer** to create choice and competition in the market for land. This buffer is 5%, equating to **508 dwellings**.
- 1.23. Table 1 provides a summary of the calculation of the proposed five year housing land requirement:

**Table 1: Summary of Five Year Housing Land Requirement**

Category		Dwellings
<b>(A) 5 Year Baseline:</b>	2025/26	2,030
	2026/27	2,030
	2027/28	2,030
	2028/29	2,030
	2029/30	2,030
	<b>Total</b>	<b>10,150</b>
<b>(B) Under-Delivery Adjustment:</b>		<b>N/A</b>
<b>(C) Buffer (5%) Adjustment:</b>		<b>508</b>
<b>(D) Total Requirement (A) + (B) + (C):</b>		<b>10,658</b>

- 1.24. The housing land supply consists of deliverable dwellings. 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...*".<sup>7</sup>

<sup>7</sup>MHCLG, (2024), NPPF – Annex 2: Glossary

1.25. Table 2 provides a summary of the housing land supply in Shropshire considered deliverable within the next five years, at the 1st April 2025:

**Table 2: Summary of the Deliverable Housing Land Supply (at 1<sup>st</sup> April 2025)**

Category	Net Dwellings
(A) Dwellings on sites with Planning Permission*	5,965
(B) Dwellings on sites with Prior Approval*	108
(C) Dwellings on selected sites with a 'resolution to grant' Planning Permission*	60
(D) Dwellings on 'live' appeal sites subsequently granted Planning Permission*	97
(E) Dwellings on selected site allocations of the adopted Development Plan*	612
(F) Dwellings on selected draft site allocations from the withdrawn Local Plan*	2,026
(G) Dwellings on selected SLAA Sites*	38
(H) Dwellings on selected emerging affordable housing sites*	326
(I) Dwellings on windfall sites**	598
<b>Total Supply: (A) + (B) + (C) + (D) + (E) + (F) + (G) + (H) + (I)</b>	<b>9,830</b>

\*A very cautious assumption that 10% of deliverable dwellings on sites: with Planning Permission; with Prior Approval; with 'resolution to grant' Planning Permission; subject to an approved Planning Appeal, 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.

### **Housing Land Supply Conclusion**

1.26. Table 3 brings together the five year housing land requirement and the results of the assessment of the housing land supply considered deliverable within the next five years in Shropshire, at 1<sup>st</sup> April 2025.

1.27. 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 Requirement & Five Year Housing Land Supply**

Total Requirement:	10,658
Total Supply:	9,830
<b>Over / Under Provision:</b>	<b>-828</b>
<b>Number of Years Supply:</b>	<b>4.61</b>

1.28. Table 3 demonstrates that despite identifying a very significant supply of deliverable housing land, Shropshire Council has concluded that on the basis of Government's 'standard methodology' for assessing local housing need, it is unable to demonstrate a five year housing land supply.

- 1.29. Specifically, the Council considers that a **4.61 years' supply of deliverable housing land** exists in Shropshire.
- 1.30. 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."*
- 1.31. Please Note: The sites within the various components of the five year housing land supply at 1<sup>st</sup> April 2025 are included in Appendices A-K of the Shropshire Council: Five Year Housing Land Supply Statement (2025).