

‘Snapshot’ Housing Trajectory for Shropshire (March 2022)

1. Introduction

- 1.1. The proposed housing requirement for Shropshire within the draft Shropshire Local Plan (2016 – 2038), is captured within draft Policy SP2. Specifically, as documented within draft Policy SP2, it is proposed that around 30,800 dwellings will be delivered over the period from 2016 to 2038. This equates to around 1,400 dwellings per annum, when averaged out over the proposed Plan period.
- 1.2. It is acknowledged that there are numerous known and unknown factors in the short, medium and long term that may influence the housing market and housing delivery rates. It is for this reason that having carefully considered the various components of the housing land supply, reviewed past delivery rates and trends within the market, and reflected on other available sources of information on the likely delivery of housing, it is considered that the expected rate of housing delivery over the proposed Plan period is around 1,400 dwellings per annum, which is consistent with the annual housing requirement, as identified in draft Policy SP2.
- 1.3. Whilst it is acknowledged that there will inevitably be fluctuations over time, which may result in annual rates of delivery falling below or exceeding this level, it is expected that this will ‘balance out’ to ensure that the housing requirement is achieved.
- 1.4. As such, it is considered that this expected rate of delivery over the Local Plan period of around 1,400 dwellings per annum forms the most robust trajectory of future housing delivery in Shropshire and it is proposed that this figure will be used to assess annual housing delivery.

2. Housing Land Supply

- 2.1. As summarised within the explanation to draft Policy SP2, the types of site in Shropshire upon which sufficient residential development will be delivered to achieve this proposed housing requirement are varied and extensive, reflecting the diverse nature of Shropshire.
- 2.2. The diverse housing land supply identified in Shropshire, as at 31st March 2021, is summarised within the examination stage document: **GC4j Five Year Supply Statement 2021 - Draft Shropshire Local Plan - EV048.07**.
- 2.3. In seeking to positively respond to the known and unknown factors in the short, medium and long term that may influence the housing market and

housing delivery rates, the identified housing land supply over the proposed Plan period includes around 12% flexibility.

- 2.4. The role of affordable housing sites, small and medium sized sites, and windfall sites in Shropshire is also discussed in more detail in the examination stage document: **GC4i Topic Paper – Housing**.

3. The 'Snapshot' Housing Trajectory

- 3.1. To provide confidence in the deliverability of the proposed housing requirement within the draft Shropshire Local Plan, a 'snapshot' housing trajectory has been prepared – this is an indication of potential future levels of development over the proposed Plan period.
- 3.2. This 'snapshot' housing trajectory is based on careful consideration of likely timescales for the delivery of the various components of the housing land supply; past rates of delivery; past trends within the market; and known factors which may influence the housing market and housing delivery rates in the short, medium and long term.
- 3.3. However, as acknowledged above, there are inevitably a myriad of other factors which are unknown that may influence the housing market and housing delivery rates in the short, medium and long term.
- 3.4. It is for this reason that the housing trajectory represents a 'snapshot' in time and is not intended to represent a future projection, but is rather an indication of potential future levels of development based on currently available information and professional judgement.
- 3.5. The starting point for this 'snapshot' housing trajectory is the information within the housing monitoring framework which underpins the assessment of the housing land supply available over the five year period from 2021/22 to 2025/26 and the housing land supply available over the wider proposed Plan period from 2016 to 2038. This assessment is summarised within the examination stage document: **GC4j Five Year Supply Statement 2021 - Draft Shropshire Local Plan - EV048.07**.
- 3.6. However, recognising the differences between the processes and considerations when assessing housing land supply compared with that when preparing a 'snapshot' housing trajectory, the following steps have been undertaken:
 - a. Within the housing land supply for Shropshire, sites for less than 50 dwellings are often documented at 5-year time periods rather than to individual years, which is considered appropriate and robust in the context of the housing land supply. However, for the purpose of this 'snapshot' housing trajectory, the dwellings on such sites have been allocated to individual years within each 5-year period, using comparable considerations to those which informed the decisions on timescales for the delivery of dwellings on larger sites.

- b. As part of the assessment of the five year housing land supply and the housing land supply over the wider proposed Plan period, a cautious assumption is applied to all sources of housing land (with the exception of the windfall allowance) that 10% of dwellings within each 5-year period will not be delivered within the relevant 5-year period. However, as these dwellings are still considered to be deliverable / developable, professional judgement has been utilised to distribute these dwellings to individual years within subsequent 5-year periods.
- c. When assessing the five year housing land supply, the National Planning Policy Framework (NPPF) requires Local Planning Authorities to identify a buffer to the supply, consisting of dwellings on sites 'moved forward' from later within the proposed Plan period, in order to provide choice and competition. For the purpose of the five year housing land supply assessment undertaken to inform the draft Shropshire Local Plan (base date 31st March 2021) a 10% buffer has been applied, equating to 700 dwellings. As such, in formulating the 'snapshot' housing trajectory, the dwellings creating this buffer have been removed from the first five years of the housing land supply and re-distributed to individual years within the remainder of the proposed Plan period.
- d. Recognising the distinction between housing supply and housing delivery and informed by observations on past rates of delivery; past trends within the market; and known factors which may influence the housing market and housing delivery rates in the short, medium and long term; 10% of deliverable and developable dwellings in years 1-10 have been re-distributed over later years in the proposed Plan period.
- e. The housing land supply identified for the proposed Plan period includes around 12% flexibility. The sources of this flexibility include the very strong delivery experienced in the first five years of the proposed Plan period and headroom within the supply identified over the remainder of the proposed Plan period.

This flexibility provides significant confidence regarding the ability to achieve the proposed housing requirement over the proposed Plan period. It also provides confidence in the ability to respond to the various known and unknown factors that may influence the housing market and housing delivery rates in the short, medium and long term; positively responds to observations on past delivery rates and past trends in the market; and with regard to the supply component of this flexibility, provides for choice and competition in the market.

As the flexibility associated with the very strong delivery experienced in the first five years of the proposed Plan period has already been delivered, it provides certainty about its availability to respond to the various known and unknown factors that may influence the housing market and housing delivery rates moving forward.

The flexibility associated with the very strong early delivery experienced in the first five years of the plan period is inherently embedded within the 'snapshot' housing trajectory. It therefore

provides in-built flexibility, or headroom, for the remainder of the proposed Plan period addressed within the 'snapshot' housing trajectory, and therefore provides further reassurance about the overall deliverability of the proposed housing requirement to 2038.

Given the known flexibility, or headroom, which the very strong delivery experienced in the first five years of the proposed Plan period already provides, and the fact that the flexibility associated with the identified housing land supply seeks to ensure choice and competition and resilience of supply, it is considered reasonable to discount this subsequent flexibility from the potential future levels of delivery identified within the 'snapshot' housing trajectory. In practice therefore this means that within the 'snapshot' housing trajectory for each of the years between 2021/22 and 2037/38, a 7% reduction to the identified housing land supply has been applied.

- 3.7. This 'snapshot' housing trajectory demonstrates that housing completions achieved thus far within the proposed Plan period and the identified housing land supply that is considered deliverable / developable over the remainder of the proposed Plan period are sufficient to achieve the proposed housing requirement.
- 3.8. As such, it is considered that this 'snapshot' housing trajectory and the associated housing land supply provide confidence in the deliverability of the proposed housing requirement within the draft Shropshire Local Plan.

Figure 1: Housing Trajectory - Graph

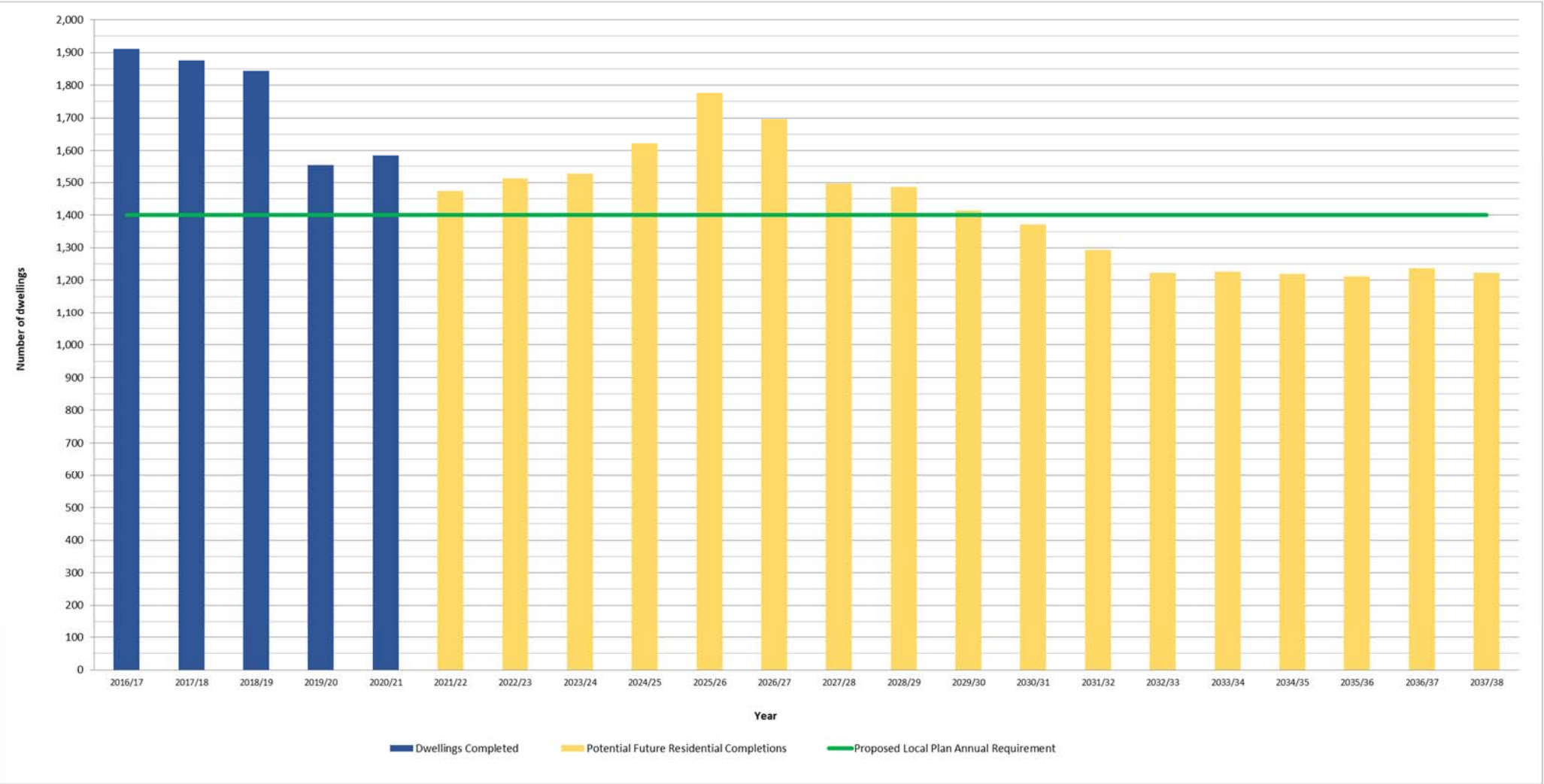


Figure 2: Housing Trajectory - Data

Year	Proposed Local Plan Annual Requirement	Dwellings Completed	Potential Future Residential Completions
2016/17	1,400	1,910	
2017/18	1,400	1,876	
2018/19	1,400	1,843	
2019/20	1,400	1,554	
2020/21	1,400	1,586	
2021/22	1,400		1,474
2022/23	1,400		1,513
2023/24	1,400		1,528
2024/25	1,400		1,622
2025/26	1,400		1,777
2026/27	1,400		1,697
2027/28	1,400		1,496
2028/29	1,400		1,487
2029/30	1,400		1,414
2030/31	1,400		1,371
2031/32	1,400		1,294
2032/33	1,400		1,222
2033/34	1,400		1,226
2034/35	1,400		1,219
2035/36	1,400		1,213
2036/37	1,400		1,237
2037/38	1,400		1,222
Total	30,800	8,769	24,012