**Site Allocations and Management of Development (SAMDev) Development Plan Document**

# Housing Delivery Technical Background Paper

## July 2014

## (EV79)

**Contents**

## 1. Introduction

1.1 This technical background paper relates to the evidence base regarding housing delivery in support of the July 2014 submission Site Allocations and Management of Development (SAMDev) Plan. It draws on but supplements related evidence base documents, particularly the Annual Monitoring Report 2012/13 (EV10), the March 2014 SAMDev DPD Technical Background Paper (EV77), the SHLAA Update 2014 (EV2b), and the Gypsy and Traveller Accommodation Assessment Final Report 2014 (EV84). The background paper supports Policies MD1 and MD3, together with, in particular, Settlement Policies S1-S18.

1.2 The background paper covers:

- Context
- Housing Supply 2014
- Housing Trajectory
- Review of Planned Supply and Delivery
- Conclusions

## 2. Context

Core Strategy

2.1 Although pre-NPPF, the Adopted Core Strategy 2011 provides the starting point in terms of planned housing supply/delivery. The Core Strategy was considered sound following independent examination and is considered by the Council to be in conformity with the NPPF - the assessment is available on the Council's website: http://shropshire.gov.uk/media/830889/conformity-of-core-strategy-with-the-new-requirements-in-the-NPPF-reduced.pdf .

Key Policies relating to housing delivery are:

- Policy CS1: Strategic Approach
- Policy CS2: Shrewsbury Development Strategy
- Policy CS3: The Market Towns and Other Key Centres
- Policy CS4: Community Hubs and Community Clusters
- Policy CS5: Countryside and Green Belt
- Policy CS10: Managed Release of Housing Land
- Policy CS11: Type and Affordability of Housing
- Policy CS12: Gypsy and Traveller Provision

2.2 Linked to these policies, the SAMDev Plan is seeking to deliver around 27,500 new homes, of which 9,000 are to be 'affordable housing', in three tiers (Policy CS1):

- Approximately 25% in Shrewsbury (approximately 6,500 dwellings);
- Around 40% in the Market Towns and other Key Centres (11,000 dwellings);
- Around 35% in the rural areas (10,000 dwellings).

2.3 Policy CS10 sets out phasing in five year time bands:

2006/2011 – 1190 dwellings per annum;
2011/2016 – 1,390 dwellings per annum;
2016/2021 – 1.390 dwellings per annum;
2021/2026 – 1,530 dwellings per annum.

The policy deliberately sets out a housing trajectory to deliver increasing numbers later in the Plan period, linked to the release of greenfield sites through the SAMDev Plan. The economic downturn has, of course, resulted in significant under-delivery in the early years of the Plan period (see below).

The policy also aims to achieve 60% of overall development on brownfield land.

2.4 Policy CS1 identifies five spatial zones having regard to the County's different characteristics, pressures, travel-to-work patterns, environmental and policy constraints, with this distinctiveness being reflected in the proportionate split of planned development:

| | |
|---|---|
| Central: | 8,250 - 8,800 dwellings; |
| North West: | 5,775 - 6,325 dwellings; |
| North East: | 5,500 - 6,050 dwellings; |
| South: | 3,575 - 4,125 dwellings; |
| East: | 3,025 - 3,575 dwellings, with additional provision of up to 1,000 dwellings, if required, for returning military personnel. |

2.5 Section 2 of the March 2014 SAMDev DPD Technical Background Paper (EV77) reviews the overall housing requirements (considered further in the July 2014 Housing Requirements Technical Background Paper – EV78), the broad distribution of housing proposed, progress made between 2006-2013 in meeting the housing requirement, planned delivery by spatial zone, and how the remaining requirement will be met, including rates of growth by market town and delivery in the rural areas.

2.6 The Paper concludes, at paragraph 2.20, that the SAMDev Plan has been prepared on the basis of an overall requirement of around 27,500 dwellings in accordance with the Core Strategy and having regard to current information on need and demand, and a distribution of this development that is consistent with the Core Strategy, in line with the principles of localism espoused by the NPPF, and deliverable in a normal housing market.

NPPF/Planning Practice Guidance requirements

2.7 A key requirement of the NPPF is that the Council should ensure that the Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area. The latest information on the needs is set out in a Housing Requirements Technical Background Paper

(July 2014) – EV78. This concludes that the Core Strategy housing requirement of around 27,500 new homes is robust. Moving forward into the SAMDev Plan, the Council needs to be able to identify a supply of specific deliverable sites for years 1-5, and specific, developable sites or broad locations for growth for years 6-10, and, where possible, for years 11-15 (see below), illustrate the expected rate of housing delivery through a housing trajectory for the Plan period (NPPF paragraph 47), and plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (NPPF paragraph 50).

2.8 The Planning Practice Guidance clarifies that Local Plans can pass the test of soundness where local planning authorities have not been able to identify sites or broad locations for growth in years 11-15. The SAMDev Plan Period runs to 2026, with 2025/2026 being year 12 from submission. The Council's SHLAA Update 2014 (EV2b) sets out the housing land supply for the period up to 2026 (see below), but also identifies sites with longer term potential beyond 2026.

Historic rates of development

2.9 A further element of the context for housing delivery is the historic rates of development. Going back before the current Plan period shows a consistent level of housing delivery in Shropshire prior to the recent economic downturn. Over the 16 years from 1998 to 2014, the net completions total 17,176 dwellings or an average of 1,074 p.a. In more detail, over 5 year intervals the average net completions are noted below:

2001/02 to 2005/06 = 1,145 p.a.
2004/05 to 2008/09 = 1,205 p.a.
2009/10 to 2013/14 = 904 p.a.

2.10 These figures confirm that the Core Strategy housing target of around 27,500 dwellings between 2006-2026 (1,375 p.a.) is ambitious, requiring a step-change in delivery, and is consistent with the subsequent NPPF aim of significantly boosting housing supply, being a rate 28% higher than the 16 year average, and 52% higher than the most recent 2009-2014 period marked by the economic downturn. The downturn has created an under-delivery shortfall of 1,999 dwellings since 2006 which increases the required annual rate still further, with significant implications for the housing trajectory and its deliverability (see below).

2.11 The distribution of new development has, over the last 15 years, been approximately 20% in Shrewsbury, 40% in the remaining Market Towns and 40% in the rural areas. The Core Strategy Policy CS1 target of 35% of housing in the rural areas for the period 2006-2026 therefore represents a greater concentration of development in the main settlements, reflecting the Local Plan's overall sustainability and the focus for the delivery of the strategic housing requirements.

## 3. Housing Supply 2014 - 2026

Strategic Housing Land Availability Assessment

3.1 The Council's Strategic Housing Land Availability Assessment (SHLAA) is a key part of the SAMDev Plan evidence base, providing an informed source of housing land availability linked to the Plan's development strategy. A Draft 2014 Update was prepared and published for comments in April, with issues and key assumptions then discussed with the Council's Developer Panel and amendments made, including incorporation of the 2013/14 housing data and to respond to the further guidance in the Planning Practice Guidance (for example on what should be counted against the housing requirement). A final SHLAA Update Report (EV2b) has been published alongside the submission of the SAMDev Plan.

3.2 The review of key assumptions and inclusion of 2013/14 data, together with the fact that the Plan has reached submission stage has allowed significant updating of the housing land supply position. Key points are:

- Net Completions in 2013/14 of 855 dwellings:
    - Shrewsbury – 189 dwellings;
    - Market Towns and Key Settlements – 457 dwellings;
    - Rural Areas – 209 dwellings.
- Net commitments at 1st April 2014 of 7,066 dwellings. A significant number of 'extra' permissions under the NPPF presumption in favour of sustainable development are feeding into the commitments, including in settlements and on sites not identified in the SAMDev Plan;
- 'Remaining to deliver' figure of 12,313 dwellings at 31st March 2014 (see update to Table MD1.1 in Appendix A);
- Amendments to yields/timescales following Developer Panel advice and to reflect different sizes of sites, including increased yield from some large sites where more than one developer is involved in delivery;
- Increased yield from some proposed SAMDev Plan sites now that the Plan has reached submission stage (and with a number of the sites having progressed to having planning permission or permission subject to signing of S106 Agreements);
- Inclusion of housing provided for older people;
- Estimate of completions from non-surveyed sites of 10%, which is proportionally applied to each geographical tier of Policy CS1;
- Windfall rate of 299 dwellings per annum;
- Under-delivery of 535 dwellings in 2013/14 and overall under-delivery 2006-2014 of 1,999 dwellings to be included in the calculation of the 5 years' housing land supply requirement using the Sedgefield approach;

- Acceptance that under delivery has been persistent, and therefore a 20% buffer (moved forward from later in the Plan period) is included in the calculation of the 5 years' housing land supply requirement;
- Conclusion that the 5 years' housing land supply requirement for 2014 – 2019 is 10,339 dwellings for Shropshire and (i.e. including) 2,586 dwellings for Shrewsbury.

Identified housing land supply

3.3 The SHLAA Update 2014 (EV2b) sets out the identified housing land supply (Table 8.1). In summary this shows:

| Shropshire | Dwellings |
|---|---|
| Completed (2006 - 2014): | 8,121 |
| Years 1 - 5 (2014 - 2019): | 11,318 |
| Years 6 – 10 (2019 – 2024): | 6,340 |
| Years 11 and 12 (2024 - 2026): | 2,581 |
| Total 2006 – 2026: | 28,360 |
| Also available but may not be delivered before 2026: | 610 |
| Total supply available: | 28,970 |
| + Supply beyond 2026: | 24,482 |

| Shrewsbury | Dwellings |
|---|---|
| Completed (2006 - 2014): | 1,771 |
| Years 1 - 5 (2014 - 2019): | 2,969 |

3.4 The detailed breakdown of this supply is set out in the SHLAA Update Report. The total supply of 28,360 dwellings identified for the period 2006-2026 (not including the 610 dwellings supply also available but which may not be delivered) is sufficient to meet the total housing requirement for Shropshire (27,500 dwellings) and the supply for years 1-5 represents in excess of a 5 years supply in terms of the requirements of NPPF para 47 for both Shropshire (5.5 years) and Shrewsbury (5.7 years).

## 4. Housing Trajectory

4.1 The base housing trajectory for the Local Plan is the Core Strategy Policy CS10 phased delivery trajectory, but this then has to be updated to show actual delivery since 2006 and to allow for catch-up of the under-delivery that has now occurred, particularly over the last four years. Various housing trajectories have been published in the past. These include one in the 2012 - 2013 Annual Monitoring Report incorporating delivery 2006 - 2013 and then showing projected delivery for the rest of the Plan period, but not adding in the shortfall in delivery, with the Core Strategy Policy CS10 phasing (annualised) also illustrated. A different trajectory was set out in the 2014 SHMA Update (EV3b) and Draft SHLAA Update (March 2014) (EV2b) which did add in past under-delivery, showing a gradual catching up to ensure delivery of the overall requirement by 2026, requiring delivery rates in excess of 1,600 dwellings per annum from 2020 – 2021 but showing an overall shortfall at the end of the Plan period of 800 dwellings.

4.2 The NPPF is clear that the Council should illustrate the expected rate of housing delivery through a housing trajectory for the Plan period (paragraph 47). The Planning Practice Guidance states that local planning authorities should aim to deal with any undersupply within the first 5 years, which sets up a tension where, as in Shropshire's case, the under-delivery is primarily caused by the economic downturn rather than a lack of land supply and the resulting trajectory for years 1-5 and beyond becomes potentially undeliverable in the context of the Shropshire housing market (let alone any considerations of sustainable development). The SHLAA Update (July 2014) includes the calculation of the requirement for years 1-5 and demonstrates supply sufficient to meet it.

4.3 However, the Council has also included, in the final SHLAA Update Report (July 2014), a further housing trajectory showing how the overall housing requirement could be met within the Plan period through phased catch-up, which is more realistic and closer to the expected rate of housing delivery. This trajectory indicates delivery levels for years 1-5 rising from 1,215 to 1,565 dwellings per annum, and then increasing to reach over 1,800 for the last two years of the Plan period, which would be particularly high compared to historic rates. The SAMDev Plan's provisions are geared to the delivery of the full housing requirement, and the Council takes a positive approach to encouraging that delivery, but there will be clearly be a limit to the market appetite in Shropshire. The Council keeps the strength of the market under review as part of its SHLAA process, informed by up to date data, the Shropshire Housing Viability Study (May 2013), a Developer Panel, a Market Assessment Review Panel, regular contact with developers bringing forward sites, and in-house expertise on site viability.

## 5. Review of Planned Supply and Delivery

5.1 The SAMDev Plan has been prepared with the aim of delivering the Core Strategy targets and objectives. These are considered below having regard to the Plan proposals and evidence base.

Policy CS1 housing targets

5.2 As set out above, the SHLAA Update (2014) shows that there is capacity to deliver the overall housing requirement and a 5 years' supply of deliverable sites in Shropshire as a whole and in Shrewsbury as a separate settlement with its own Core Strategy target. At the same time, the settlement specific and generic policies of the Local Plan, read as a whole, provide the scope to achieve the target through a combination of urban and rural development, allocations and windfall development, and open market, affordable and specialist housing.

5.3 The update to Table MD1.1 in Appendix A shows dwellings built and committed to April 2014, plus the number of dwellings remaining to identify/deliver overall and for the three tiers of Shrewsbury, the Market Towns and other Key Centres, and the rural areas. In terms of policy provision, there are a number of components of delivery, as set out in Table 1 and explained further below:

Table 1: Key Spatial Components of Housing Delivery

| **Housing** | **Number of dwellings** | | | | |
|---|---|---|---|---|---|
| | Target/Settlement Housing Guidelines 2006-2026 | Over-allocation instead of 'Reserve' sites in Shrewsbury | | | Total (and % of overall County total) |
| Shrewsbury | 6,500 | 890 | | | 7,390 (26%) |
| Market Towns/Key Centres | 12,307 | | | | 12,307 (43%) |
| Rural Areas | Completions, Commitments and net Housing Guidelines (Settlements) | | Other Rural Completions and Commitments 2006-2013 | Other Rural Windfall 2016-2026 | |
| Community Hubs/Clusters | 4,015 | | | | 4,015 |
| Other Rural | | | 3,589 | 1,170 + | 4,759+ |
| Rural Areas Total (Hubs/Clusters plus other rural) | 4,015 | | 3,589 | 1,170+ | 8,774+ (31%) |
| | | | | | |
| Overall Total | 22,822 | 890 | 3,589 | 1,170+ | 28,471 (100%) |
| | | | | | |

The total policy-driven provision of 28,471 houses exceeds the total housing requirement by 971 (3.5%), showing that, not only is there capacity in terms of housing land to meet the requirements as shown in the SHLAA Update, but also there is scope within the policy framework. It should be noted that, although the national Planning Practice Guidance now specifically states that local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement, completions from this source 2006-2011 have not been added to the totals.

5.4 Appendices B and C set out the target/settlement housing guideline figures for Shrewsbury, the Market Towns and Other Key Centres for 2006-2026, and for the identified Community Hubs and Community Cluster settlements for the period 2011-2026, augmented by their completions/commitments information for 2006-2011 and 2011-2013. Their 2013/14 information will be added when available. It should be noted that the settlement guideline figures for Community Hubs and Community Cluster settlements in Policies S1-18 in the SAMDev Plan relate to the period 2011-2026, reflecting the baseline for the initial SAMDev Plan consultations.

5.5 The Plan allows for the achievement of the settlement housing guidelines through Core Strategy Policies CS1, CS2, CS3, CS4, CS11 and SAMDev Plan policies MD1, MD3 and S1-18. Attention is drawn to the flexibility inherent in Policy MD1, in terms of settlements coming forward to receive development, and Policy MD3 in terms of the settlement guidelines and additional sites beyond settlement development boundaries.

5.6 For Shrewsbury, Core Strategy Policy CS2 sets out an approach of identifying a reserve pool of land of up to a further 15% (i.e. up to 1,000 dwellings), on top of the 6,500 homes target, provided through other sustainable land releases. The reserve land was to be released, if required to maintain a 10 year supply of identified sites, on a phased basis. However, during the course of the preparation of the SAMDev Plan, the Council proposed to move away from the reserve sites approach, preferring the approach of over-allocating land in order to ensure delivery, leaving market forces to determine which of the allocated sites come forward and when. On the basis that at least 60% of the Shrewsbury housing target of 6,500 houses will be brownfield sites, the Plan provides an over-allocation of approximately 890 dwellings on greenfield sites. These sites form part of the Plan's housing land supply and are counted as such.

5.7 The Plan allows for rural windfall outside of the identified settlements through Policies CS5, CS11, and CS12. Historically this is a major source of development in Shropshire, including barn conversions (now further supported by Government changes to Permitted Development for agricultural buildings), affordable housing exceptions sites, Gypsy and Traveller accommodation, and occasional enabling development linked with the conservation of heritage assets. Conversions of agricultural buildings have averaged 97 p.a. for the last 10 years, and single plot exception sites average about 20 p.a. (source: Development Trends/Annual Monitoring Reports). This would produce 1,170 dwellings from these sources alone in the rural areas over the period 2016-2026 years (ignoring the years 2013-2016 to avoid double counting, as these are sites likely to already have consent) – this is the figure included in the table.

5.8 Returning to the three tiers set out in Policy CS1, it can be seen from Table 1 that the Plan is making sufficient provision to enable delivery in line with the proportions intended:

| | | |
|---|---|---|
| Shrewsbury: | 26% | (target: 25%) |
| Market Towns and Other Key Centres: | 43% | (target: 40%) |
| Rural Areas: | 31%+ | (target: 35%) |
| Total | 100% | |

Actual delivery is also largely on track with regard to the proportional split between the three tiers in Policy CS1, as shown by the figures in the update to Table MD1.1 in Appendix A:

| | CS1 | Built 2006-14 | Built/Committed |
|---|---|---|---|
| Shrewsbury | 25% | 22% | 25% |
| Market Towns/Key Centres | 40% | 44% | 39% |
| Rural Areas | 35% | 34% | 36% |
| Total | 100% | 100% | 100% |

As set out below, Table 2.2 on page 10 of the SAMDev DPD Technical Background Paper March 2014 (EV77) demonstrates that allocations form the majority of the remainder of the requirement to be met – up to 95% in the towns, providing a good level of certainty of supply.

Localism approach

5.9 The previous section confirms that the Local Plan policies enable the delivery of the overall Policy CS1 housing targets, including for the rural areas, where the localism approach has been particularly important in the identification of the Community Hubs and Community Cluster settlements and related housing policies. This is a key point in assessing the approach taken. The Council recognises that the approach has produced some inconsistencies in the planned scale and distribution of development in the rural areas for this first SAMDev Plan in comparison to the traditional approach of reliance on the presence of facilities and services, and relative accessibility, as key measures of sustainability. A separate paper explains this approach in more detail.

Policy CS1 spatial zones

5.10 As established at the Core Strategy examination, the spatial zones are broad, flexible and overlapping, aiming to reflect the varying characteristics and potential of the differing parts of the county, but with their purpose being primarily for monitoring purposes and specifically not to be used for setting housing or employment land targets for settlements within them. The SAMDev DPD Technical Background Paper March 2014 (EV77) sets out how delivery to date and planned relates to the spatial zones. This shows a reasonable match with the spatial zones, albeit that committed delivery is high in the East zone (Table 2.3 on page11), reflecting the market pressure there and the effect of the NPPF's presumption in favour of sustainable development in relation to development permitted in Shifnal, in particular.

Policy CS10 - brownfield land target

5.11 The Policy CS10 target of achieving 60% of housing development on brownfield land can be compared to the figure for the previous 15 year delivery period of 55%. The target being higher than historic delivery rates indicates consistency with the NPPF's objectives, whilst the level set reflects the rural nature of the County and therefore the more limited supply of previously developed land than in urban areas. Actual delivery since 2006 has averaged about 60% each year (source: Development Trends/Annual Monitoring Reports), confirming that the target is realistic, there is on-going capacity, and that the Local Plan policies support the desired delivery.

5.12 The SAMDev Plan proposes the allocation of a number of brownfield sites in Settlement Policies S1-18, including in the towns of Shrewsbury, Oswestry, Bridgnorth and Craven Arms, as well as in some of the Community Hubs/Cluster settlements. In addition, windfall development will often be on brownfield sites, particularly in the towns but also, through conversions and other redevelopments, in the rural areas. The SHLAA Update (2014) identifies specific sites.

<u>The balance between allocations and windfall development</u>

5.13 There is no 'correct' balance between allocations and windfall development. Allocations give an element of certainty of land supply, whilst allowance for windfall development provides flexibility to respond to the constantly changing circumstances and site availability across Shropshire – in both urban and rural areas. Certainty of delivery is clearly more important in relation to Shrewsbury and the towns where the majority of development is planned as part of the delivery of the strategic housing requirements. Table 2.2 on page 10 of the SAMDev DPD Technical Background Paper March 2014 (EV77) demonstrates that allocations form the majority of the remainder of the requirement to be identified – up to 95% in the towns and 67% overall. The balance does vary in individual towns and other settlements, reflecting local circumstances and the outcome of consultations on the Plan, but the Council considers that the overall picture demonstrates that the Plan is planning positively for the development required and is effective in terms of housing delivery. Furthermore, Policy MD3 allows flexibility for additional sites outside settlement development boundaries to come forward, if required.

<u>Strategic sites</u>

5.14 A further question relates to the contribution form the three strategic sites identified in the Core Strategy – the Sustainable Urban Extensions (SUE's) in Shrewsbury (2) and Oswestry (1). These have been taken forward into the SAMDev Plan as allocations, and the forecast delivery timelines for them have been assessed for the SHLAA and the latest 5 years' housing land supply statement (EV5a). Good progress is being made in two of the three SUE's:

<u>Shrewsbury South SUE</u>: Masterplan adopted by the Council in November 2012. Consent granted for garden centre redevelopment/local centre in 2012 – construction commenced early 2014. Full planning permission granted on first housing site (291 dwellings) in 2013 and construction commenced summer 2014. Outline planning application for majority of remainder of site (500-550 dwellings and 22 hectare strategic employment site) expected late

summer 2014. Active discussions and developer interest on remaining housing land (up to approximately 150 dwellings).

Shrewsbury West SUE: Masterplan adopted by the Council in December 2013. Current application for first phase of housing development (296 dwellings) and Churncote Business Area to be determined late summer/autumn 2014. Local Enterprise Partnership grant towards highways infrastructure secured July 2014 subject to detailed business case approval. Council a major landowner and committed to delivery of overall project.

Oswestry Eastern Gateway SUE: No progress with preparation of masterplan to date and no planning applications submitted. The lack of progress is a concern - it partly reflects the relative weakness of the housing market in north-eastern Shropshire, but is also affected by the particular land ownership/development options position and, to some degree access/infrastructure issues. There are current discussions between landowners/development companies and the planning and highways authority to move development forward, and the Highways Agency is implementing an improvement scheme for the trunk road junction adjoining the site, for completion by end of 2014. The Council is a landowner of part of the site.

5.15 In addition to the SUE's, there are a number of other major allocation sites which will contribute significantly to the housing supply overall and in their settlements. Again, the forecast delivery timelines for them have been assessed for the SHLAA and the latest 5 years' housing land supply statement (EV5a). There has been particular progress in sites coming forward through the planning system in Shrewsbury and Shifnal, reflecting the areas of strongest market demand in Shropshire (the central and eastern parts of the county).

5.16 The Council has been positive in encouraging appropriate development in settlements and on sites which have been identified in the emerging SAMDev Plan even though the Plan has yet to be examined and adopted. This has been partly through choice and partly through necessity, with the Council finding itself, in 2013, in a position of not being able to demonstrate a 5 years' housing land supply. This position has also led to significant additional windfall consents augmenting the housing land supply.

Planning for a mix of housing and the needs of different groups in the community

- Affordable housing target

5.17 The overall affordable housing provision target in Core Strategy Policy CS1 is for 9,000 of the 27,500 total (33%). This is the provision of affordable housing from all sources, including directly funded schemes, exceptions policy sites (including development under the Council's single plot scheme), as well as provision linked to open market housing development. This percentage was recognised as being an extremely demanding target but one that reflected the evidence of need (456 p.a. as a percentage of the annualised total target of

1,375 p.a.) and the high aspirations to tackle the issue (see Core Strategy paragraph 5.15). It was anticipated that the approach of seeking the Shropshire provision of affordable housing linked to all open market housing development and the Council's new policies for the rural areas would enable an increasing proportion of affordable housing to be achieved over the Plan period (compared to the 15% of total provision that had been achieved in the previous 5 years 2006-2011).

5.18 The SHMA Update 2014 (EV3b) Table 4.4 on page 45 estimates housing need to be between 469-997 p.a., equating to 34%-72% of the current Policy CS10 base requirement of 1,390 dwellings per annum (the low estimate is using those accepted as statutorily homeless to assess newly arising need, while the high estimate is using homeless applications). The report refers to the need for the target figure to be a balance between the objectively assessed need and deliverability, but concludes that the need remains high. Information on local need is set out in Appendix 2 of the report, providing information from the Housing Register by parish at January 2014.

5.19 The following is the position regarding provision during the Plan period up to 31st March 2014 (Source: Development Trends/Annual Monitoring Reports):

Built 2006 – 2014: 1,701 dwellings (21% of the total);

5.20 This shows that significant progress has been made in addressing the identified needs. There is more to come in terms of developments in the pipeline, but the economic downturn has had an effect on the number of affordable dwellings now committed. The overall framework for delivery is provided by the Council's Housing Strategy, while the key planning policy is Core Strategy Policy CS11 together with the associated Type and Affordability of Housing SPD. The policies seek affordable housing contributions from all housing developments, and enable 'exceptions' sites of purely affordable housing, including single plot schemes, an innovative policy which yields an average of 20 dwellings per annum. Despite the economic downturn, the Council has continued to secure developer contributions to provision, aided by the realistic levels of provision sought through the target rates set though the use of a dynamic viability model. The rates have been adjusted over time to reflect the market conditions, and as of 2013, three rates (10%, 15% and 20%) are applied to different areas of the County, reflecting the varying strength of the markets, informed by the Shropshire Viability Study 2013 (Final Report – EV92) and following discussion with the Developer Panel. The areas to which the different rates apply can be viewed on the Council's Planning Policy webpages:

http://shropshire.gov.uk/media/836796/Affordable_housing_zones.pdf

5.21 Whilst the rates are relatively low at present, the upturn in the housing market and the release of allocated sites in the SAMDev Plan, in combination, should boost on-site affordable housing delivery linked to open market development as the Plan period progresses. At the same time, and in the context of its Housing Strategy, the Council has an on-going programme supporting delivery, using Council owned land, the proceeds of developer contributions (£1.8m currently funding 104 homes), some of the New Homes Bonus (£1.2m funding 107 homes), and capital programme funding (£1.7m of capital funding 110 homes) to enable provision. Affordable housing provision remains a Council priority and there are currently nearly 150 new sites in the pipeline for delivery in future years. The Council has a dedicated Housing Enabling and Implementation Team working to support delivery of affordable housing for local needs. Therefore, it is anticipated that annual delivery from all sources will continue to be significant, although Government consultation proposals (March 2013) to exempt open market development schemes of fewer than 10 dwellings from contributing would have considerable implications for delivery in Shropshire, as a rural county with significant numbers of small scale developments.

5.22 The SAMDev Plan does not seek to amend the Core Strategy affordable housing target. The Council recognises that, at 33%, the target is already at the upper limits of what could be hoped to be achieved from all sources of affordable housing supply.

- <u>Local housing needs/housing type, mix and affordability</u>

5.23 The SHMA Update (EV3b) sets out high level information on housing needs of different types. As well as a growing population, Shropshire has an ageing population, and increasing numbers of one person households – all factors placing pressure on the existing housing stock. The need for smaller homes is mirrored by one of the effects of the welfare reform and in particular the restriction on housing benefit for single under 35's and the reform known as the 'bedroom tax'. Previously, Registered Providers would seek predominantly 2 and 3 bed homes as the larger units were flexible enough to cater for a tenant's growing family needs and under occupancy was not a particular issue. These new restrictions based upon occupancy, have meant that the Providers now seek smaller 2 and 1 bed homes, to mitigate potential tenant under-occupancy and subsequent benefit restrictions. The SHMA Update also includes, at Appendix 3, local housing market information/town profiles for each of the 18 SAMDev Plan towns/key centres. In addition, the Place Plans are documents where particular local requirements/priorities can be identified, for reference by developers and other interested parties.

5.24 As with affordable housing, in terms of planning policies, Core Strategy Policy CS11 and the related Type and Affordability of Housing SPD is the key policy seeking the delivery of an appropriate range and mix of housing types and affordability and housing to meet local needs. However, this is supported by SAMDev Plan Policy MD3 (Clause 1), which encourages development including a mix and type that has regard to local evidence and community consultation, and the Settlement Policies S1-18, which refer to local aspirations and guidance for some settlements. The policies therefore relate back to the evidence of need, hence the importance of documents such as the SHMA, with its local housing market information, and the Housing Register. Nonetheless, it has to be recognised that the scope to require, rather than seek, the provision of a particular type or mix of housing, apart from in the affordable housing elements of open market housing schemes, through the development management system is limited. Market strength and pressures, as well as the business strategies of the housing developers are key factors. The market assessment section (Section 3) of the SHLAA Update 2014 (EV2b) provides information on these matters, including information on types and sizes of residential units built in recent years. The traditional family dwelling remains the preferred type of housing for open market sites in Shropshire.

5.25 However, most housing needs are met from within the existing stock and the planning system is only one mechanism in terms of tackling housing needs, with the Council only one of the agencies at work. The Housing Strategy and its related Shropshire Action Plan sets out a range of priorities and initiatives which help to address housing needs, involving efforts by a wide range of organisations from the various sectors. Encouraging the effective use of the existing affordable housing stock is one priority and an on-going task. In addition to the use of Council-owned land, New Homes Bonus and Section 106 Agreement funding to support affordable housing provision, the Council is continuing to implement its Empty Homes Strategy, including the use of Empty Property Incentive Grants in identified Action Zones, pursuing a positive approach to Gypsy and Traveller accommodation needs (see below), and enabling self-build housing using Council-owned land.

- <u>Gypsy and Traveller Accommodation</u>

5.26 Core Strategy Policy CS12 sets out a positive approach to addressing the accommodation needs of Gypsies, Travellers and Travelling Showpeople, with additional guidance included in the Type and Affordability of Housing SPD. The Policy and policy guidance provide criteria for the consideration of windfall sites coming forward, and refer to the provision of new sites in the SAMDev Plan. The need for new allocations has been reviewed in the context of the most recent the Gypsy and Traveller Accommodation Assessment (GTAA). As set out in the GTAA Final Report 2014 (EV84):

- <u>Overall need and supply</u>: the GTAA identifies 154 households living on pitches in the County and a further 7 households which have settled in bricks and mortar accommodation as a result of varying lifestyle choices or family commitments including appropriate care of dependents;
- The distribution of households on pitches is found to be 141 households on authorised pitches, 10 on temporary pitches and 3 on unauthorised pitches with one additional group on a (tolerated) showpersons yard;
- The distribution of pitches on authorised sites comprises 22 permanent sites including 4 Council sites and 18 private sites with a total capacity of 178 pitches of which 131 pitches were occupied and 47 pitches were vacant;
- The need modelling undertaken in the study included interviews with Gypsy and Traveller households which revealed a high rate of satisfaction with both the location of their home (98%) and the condition of their accommodation (99%) including households in brick and mortar accommodation. There is a similarly high level of owner-occupation (98%) and satisfaction with the space standards (100%) and services associated with their accommodation;

- There is therefore a satisfactory provision of pitches on permanent sites both in quantity and quality to meet the current accommodation needs of households with a significant surplus pitches within the existing supply;
- There is also no expressed desire among the households interviewed (or in the weighted conclusions for all households) to relocate. This includes households in bricks and mortar accommodation (7 in number), those on temporary pitches (10), and unauthorised pitches (3);
- However, there is a need for further transit provision given the level of unauthorised pitch accommodation, the understanding of travelling patterns and the needs of the different gypsy communities. This is expected to be delivered either through joint provision with an adjoining authority (5 to 6 pitches) along the M54 strategic corridor into the West Midlands or through dedicated transit provision on Council land or by both means;

- <u>5 years' supply of authorised sites</u> – it is expected that household need will increase over the next 5 years by a further 31 new households derived from new households remaining on sites (26 in number) or those planning to move to new sites within Shropshire (5 in number). The projected household need is therefore expected to reach 185 households (from 154) whilst pitch provision is expected to rise (from Council refurbishments with a 2 pitch net gain) to 180 pitches;
- The nominal shortfall in pitch provision (5 pitches) over the 5 years to 2019 is expected to be balanced by projected pitch turnover at a rate of 7 vacated pitches per annum ( based on previous rates),or 35 vacant pitches over the 5 year period. This nominal numerical shortfall of 5 pitches is therefore expected to be managed through the practical usage of sites and the travelling patterns of the gypsy population;
- In addition, it is expected that further pitch/site provision will be made possible through the implementation of Core Strategy Policy CS12 and by engaging with the gypsy and traveller communities to address further small scale needs particularly with the assistance of the Council's Liaison Officer;

- <u>Sources of longer term supply (6-10 years)</u> – new household formation from 2019 to 2027 is projected to remain quite low, with 2019-23 formation projected at 7 new households and 2024–27 formation projected at 5 new households. This projected future need suggests that current pitch provision (180 pitches) with its annual turnover (7 vacated pitches per annum) is sufficient to satisfy future needs;
- However, it is proposed to repeat the assessment of gypsy accommodation every five years to test and evaluate the situation and to enable further sites to be identified and delivered through subsequent Local Plan reviews;
- it is also expected that the implementation of Core Strategy Policy CS12 will address further small accommodation needs in the period to 2026, with the delivery of new pitches and plots being monitored to support reviews of accommodation needs ;

- <u>Special Needs</u> – the position in relation to transit site provision is addressed within the evaluation of the overall need and supply/5 years' supply. There is a further need for a Showpersons yard due the displacement of a single group as a result of a new retail development proposal in Oswestry. A new yard is to be identified in the locality and delivered by the Council as a temporary authorised yard for 2 years subject to formalising this as a permanent provision or finding another suitable location for a permanent yard.

5.27 The Council has concluded that, in view of this updated evidence, there is no need to identify additional sites in the SAMDev Plan. However, the Council will continue with its positive approach to responding to the needs set out in Policy CS12 and the Type and Affordability of Housing SPD, working with the Gypsy and Traveller communities through the Council's Liaison Officer.

- Other SHMA identified needs

5.28 As regards other specialist housing needs, the SHMA Update (paras 3.25-3.30) refers to a need for nearly 2,000 additional care home places over the period 2010-2025, and for 672 units of Extra Care accommodation by 2020. At the other end of the age scale, the Housing Requirements Technical Background Paper (EV78) highlights the potential new need for accommodation for students for the proposed University College Shrewsbury. Provision of elderly persons' accommodation is supported by the Council's planning policies and there is a forecast of significant new provision during the remaining plan period based upon planning applications and upcoming projects. For example, local Providers have received HCA funding for the 2015-2018 build programme to deliver three large extra care schemes for the elderly in Shropshire, totalling 218 places, with two of these being on land currently owned by the Council. However, the provision of specialist elderly accommodation in the private sector is ultimately dependent on the ability of individuals to meet the ongoing costs and the availability of revenue funding, which continues to hold back delivery.

5.29 Provision of residential accommodation for students in the event of the University College Shrewsbury progressing could be a significant issue in the medium to longer term. It is understood that initially the proposal is for purpose built accommodation to be provided, with the Council committing £1m in funding to support the project in July 2014. In the short term, therefore, the effect on the existing housing stock would be limited but, as set out in the Housing Requirements Technical Background Paper, this is an issue for further consideration in the planned early review of the Local Plan.

## 6. Conclusions

6.1 This Background Paper summarises and points to the evidence relating to the planned housing delivery to meet the Core Strategy requirements 2006-2026. Key points are that:

- The strategic requirements set out in the Core Strategy represent a step change in housing delivery for Shropshire compared to past rates. Under-delivery due to the economic downturn has resulted in a demanding housing trajectory for the remainder of the Plan period;
- However, overall, the SAMDev Plan makes sufficient policy-driven provision of housing land to meet the strategic requirements in terms of Shropshire as a whole and the three tiers of Shrewsbury, the Market Towns and other Key Centres, and the rural areas;
- There is also sufficient housing land supply/capacity identified in the SHLAA Update 2014 to provide for the requirements for Years 1-5 (including a 20% buffer and making up under-delivery since 2006), Years 6-10, and the remainder of the Plan period to 2026 (Years 11 and 12), and then there are identified sites with long term potential beyond existing settlement boundaries for a further 10-15 years at end of Plan period requirement rates;
- In terms of the calculation of the NPPF's 5 years' housing land supply requirement, there is a 5.5 years' supply in Shropshire and a 5.7 years' supply in Shrewsbury at 31/03/14;
- There is inherent flexibility in the Local Plan's policies: Policy MD3 provides flexibility to enable additional development in identified settlements, including sites beyond settlement boundaries; Policy MD1 explains the scope for additional rural settlements to be considered as Community Hubs and Community Cluster settlements; and Policies CS5, CS11 and CS12 allow for development in the countryside, including exceptions sites and gypsy and traveller sites;
- The Gypsy and Traveller Accommodation Assessment Final Report 2014 indicates a projected need of 185 households for the 2014 - 2019 period and pitch provision rising to 180 pitches, with the nominal shortfall being balanced by projected pitch turnover of 7 pitches per annum. The conclusion is that there is no need to allocate further sites in the Plan;
- Approximately 55% of the overall housing requirement is built or committed at 1st April 2014, after 8 years (40%) of the Plan period;

6.2 In conclusion:

- The Council is planning positively to enable the delivery of the strategic housing requirements, including allocating sites to meet the majority of development remaining to be built/committed. Other elements of the Council's positive approach include using a dynamic viability index to inform affordable housing requirements, the early release of SAMDev Plan sites, regular liaison with a Developer Panel and Market Assessment

Review Panel, providing a pre-application advice service to developers and prioritising schemes delivering significant numbers of dwellings, and the use of the Council's innovative 'Place Plans' to identify infrastructure requirements and priorities;

- The Local Plan policies and proposals form an important component of the housing delivery picture, but other actions and initiatives under the Housing Strategy and its related Shropshire Action Plan are also significant, including in relation to the effective use of existing stock and the use of Council land, New Home Bonus and Section 106 Agreement funding to promote the provision of affordable housing;
- Nonetheless, there has to be realism regarding the appetite and capacity of the market in Shropshire to build houses at a rate that would meet the trajectory required to catch up for past under-delivery;
- However, the SAMDev Plan is making sufficient housing provision to meet the strategic requirements of the Core Strategy, both in terms of land availability/capacity and in terms of its planning policies, settlement guidelines and site specific proposals.

**Reference Documents List**

1. Type and Affordability of Housing SPD (CD24);
2. Strategic Housing Land Availability Assessment (SHLAA) Update July 2014 (EV2b);
3. Strategic Housing Market Assessment (SHMA) Update 2014 (EV3b);
4. Herefordshire and Shropshire Housing Strategy and its associated evidence base (EV4);
5. Shropshire Five Year Housing Land Supply Statement (2014)(EV5a);
6. Annual Monitoring Report 2012/13 (EV10);
7. Site Allocations and Management of Development (SAMDev) Plan Technical Background Paper March 2014 (EV77);
8. Housing Requirements Technical Background Paper July 2014 (EV78);
9. Housing Delivery Technical Background Paper July 2014 (EV79);
10. Gypsy and Traveller Accommodation Assessment Final Report 2014 (EV84);
11. Shropshire Housing Viability Study Final Report 2013 (EV92).

# APPENDICES

## APPENDIX A: Table MD1.1 Update – Housing (2014)

| **Housing** | **Number of dwellings** | | | |
|---|---|---|---|---|
| | Built (1) 2006-2014 | Committed (2) 2014 | Planned 2006-2026 (Approximate) | Remaining to be met to 2026 |
| Shrewsbury | 1,771 | 1,973 | 6,500 | 2,756 |
| Market Towns/Key Centres | 3,577 | 2,348 | 11,000 | 5,075 |
| Rural Areas | 2,773 | 2,745 | 10,000 | 4,482 |
| Total | 8,121 | 7,066 | 27,500 | 12,313 |
| | | | | |

1 Built = Assumes 10% of non-surveyed dwellings is completed with a percentage weighting based upon actual completion levels attached to each geographical grouping.
2 Committed = those with planning permission at 31/03/2014 and with a non-implementation reduction of 10%

APPENDIX B: Market Towns and Other Key Centres Housing Guidelines

| Settlement | SAMDev Housing Target (2006-26) | SAMDev Allocations incl. commitments on those allocns | completions 2006 to 2013 | o/s commitments at 31/3/2013 | balance to be met by Windfall | Notes |
|---|---|---|---|---|---|---|
| Albrighton | 250 | 200 | 30 | 19 | 1 | Allocations incl. commitment of 80 East of Shaw Lane (ALB002) |
| Bishop’s Castle | 150 | 40 | 55 | 30 | 25 | |
| Bridgnorth | 1400 | 500 | 522 | 149 | 229 | |
| Broseley | 200 | 0 | 48 | 128 | 24 | |
| Church Stretton | 370 | 100 | 128 | 73 | 69 | |
| Cleobury Mortimer | 350 | 19 | 209 | 65 | 57 | |
| Craven Arms | 500 | 350 | 76 | 28 | 46 | |
| Ellesmere | 800 | 250 | 80 | 407 | 63 | |
| Highley | 200 | 30 | 86 | 76 | 8 | |
| Ludlow | 875 | 280 | 322 | 195 | 78 | |
| Market Drayton | 1200 | 400 | 328 | 178 | 294 | |
| Minsterley and Pontesbury | 260 | 125 | 103 | 16 | 16 | |
| Much Wenlock | 202 | 0 | 72 | 26 | 104 | The MWNP sets out a requirement for 130 houses 2013-2026. The completions from 2006-13 have been added to this figure to |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | | | | provide a 2006-2026 guideline for the town. |
| Oswestry | 2600 | 1417 | 587 | 144 | 452 | |
| Shifnal | 1250 | 465 | 277 | 515 | 0 | Balance netted to 0 (-7) |
| Shrewsbury | 6500 | 3490 | 1602 | 957 | 451 | 270 commitments on allocations (SHREW073 and SHREW198) are included in the commitments at 31/03/2013. Assuming 60% mimimum brownfield development, including future windfall, the Plan is effectively over allocating by 890 dwellings. |
| Wem | 500 | 110 | 208 | 147 | 35 | |
| Whitchurch | 1200 | 733 | 224 | 77 | 166 | |
| | **18807** | **8509** | **4957** | **3230** | **2118** | |

APPENDIX C: Community Hub and Community Cluster Settlements Housing Guidelines

| Hub or Cluster Settlements | SAMDev Final Plan policy housing requirement (2011-26) | SAMDev Final Plan policy Allocations incl. commitments | Housing total 2006-2026 | Completions 2006-2011 | Completions 2011-13 | Outstanding planning consents at 2013 | Balance met by windfall (guideline - allocations and commitments) | Notes |
|---|---|---|---|---|---|---|---|---|
| BISHOPS CASTLE PLACE PLAN AREA | | | | | | | | |
| Bucknell | 100 | 70 | 107 | 7 | 1 | 14 | 15 | Outstanding permission for 30 at Timber Yard / Station Yard (BUCK001) included in allocation total of 70 |
| Chirbury | 30 | 30 | 36 | 6 | 0 | 0 | 0 | |
| Clun | 70 | 60 | 79 | 9 | 1 | 7 | 2 | |
| Lydbury North | 20 | 20 | 21 | 1 | 0 | 0 | 0 | |
| Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington | 20 | 0 | 28 | 8 | 0 | 1 | 19 | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes) | 15 | 0 | 18 | 3 | 0 | 0 | 15 | |
| Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Meadowtown and Lordstone | 15 | 0 | 17 | 2 | 1 | 0 | 14 | |
| Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crows Nest and The Bog. | 15 | 0 | 22 | 7 | 0 | 0 | 15 | |
| Wentnor and Norbury | 25 | 0 | 25 | 0 | 0 | 3 | 22 | |
| Worthen, Brockton, Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott. | 30 | 0 | 35 | 5 | 1 | 2 | 27 | |
| BRIDGNORTH PLACE PLAN AREA | | | | | | | | |
| Ditton Priors | 26 | 12 | 34 | 8 | 0 | 1 | 13 | |
| Neenton | 7 | 7 | 7 | 0 | 0 | 0 | 0 | |
| Acton Round, Aston Eyre, Monkhopton, Morville and Upton | 15 | 0 | 18 | 3 | 0 | 0 | 15 | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| CLEOBURY MORTIMER PLACE PLAN AREA | | | | | | | | |
| Kinlet, Button Bridge, Button Oak | 30 | 20 | 30 | 0 | 0 | 0 | 30 | |
| Hopton Wafers and Doddington | 12 | 0 | 12 | 0 | 0 | 1 | 11 | |
| Oreton, Farlow and Hill Houses | 12 | 0 | 19 | 7 | 3 | 0 | 9 | |
| Silvington, Bromdon, Loughton and Wheathill | 12 | 0 | 15 | 3 | 1 | 1 | 10 | |
| Stottesdon, Chorley and Bagginswood | 12 | 0 | 23 | 11 | 0 | 7 | 5 | |
| CRAVEN ARMS PLACE PLAN AREA | | | | | | | | |
| Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton, Round Oak | 15 | 0 | 16 | 1 | 0 | 2 | 13 | |
| Bache Mill, Boulton, Broncroft, Corfton, Middlehope, Peaton, Seifton, (Great/Little) Sutton, Westhope | 45 | 0 | 47 | 2 | 0 | 1 | 44 | |
| Stoke st Milborough, Hopton Cangeford, Cleestanton, Cleedownton | 10 | 0 | 11 | 1 | 0 | 5 | 5 | |
| ELLESMERE PLACE PLAN AREA | | | | | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Cockshutt | 50 | 20 | 71 | 21 | 19 | 3 | 8 | |
| Dudleston and Street Dinas | 10 | 0 | 11 | 1 | 1 | 1 | 8 | |
| Dudleston Heath and Elson | 40 | 20 | 44 | 4 | 0 | 10 | 10 | Allocation for 20 in addtion to 9 with permission included in the outstanding consents column |
| Tetchill, Lee and Whitemere | 20 | 10 | 27 | 7 | 1 | 6 | 3 | |
| Welsh Frankton, Perthy, New Marton and Lower Frankton | 30 | 15 | 34 | 4 | 1 | 1 | 13 | |
| Welshampton and Lyneal | 25 | 0 | 44 | 8 | 2 | 11 | 23 | Overall housing total (06-26) includes 11 outstanding at 2013 |
| LUDLOW PLACE PLAN AREA | | | | | | | | |
| Burford | 40 | 0 | 48 | 8 | 0 | 3 | 37 | |
| Clee Hill | 30 | 0 | 31 | 1 | 0 | 45 | 30 | |
| Onibury | 25 | 8 | 27 | 2 | 0 | 0 | 17 | |
| MARKET DRAYTON PLACE PLAN AREA | | | | | | | | |
| Adderley | 14 | 0 | 15 | 1 | 0 | 11 | 3 | |
| Cheswardine | 11 | 0 | 12 | 1 | 0 | 24 | 0 | Balance netted to 0 (-13) |
| Childs Ercall | 10 | 0 | 38 | 28 | 3 | 12 | 0 | Balance netted to 0 (-5) |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Hinstock | 60 | 38 | 97 | 37 | 3 | 12 | 7 | |
| Hodnet | 80 | 50 | 80 | 0 | 1 | 15 | 14 | |
| Stoke Heath | 25 | 25 | 25 | 0 | 0 | 3 | 0 | Balance netted to 0 (-3) |
| Bletchley, Longford, Longslow & Moreton Say | 20 | 0 | 23 | 3 | 1 | 13 | 6 | |
| Woore, Irelands Cross and Pipe Gate | 15 | 0 | 71 | 56 | 29 | 28 | -42 | |
| Tyrley, Woodseaves (Sutton Lane), Woodseaves (Sydnall Lane) | 15 | 0 | 18 | 3 | 0 | 3 | 12 | |
| Marchamley, Peplow and Wollerton | 15 | 0 | 17 | 2 | 1 | 2 | 12 | |
| MUCH WENLOCK PLACE PLAN AREA | | | | | | | | |
| Buildwas | 10 | 0 | 10 | 0 | 1 | 4 | 5 | |
| OSWESTRY PLACE PLAN AREA | | | | | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Gobowen | 200 | 110 | 352 | 36 | 12 | 85 | 0 | 116 outstanding units at Almond Avenue are included in the 2006-26 housing total as allocated in Oswestry Local Plan but not included in commitments. Southlands avenue included in Allocations. Outstanding permission for 20 at Southlands (GOB008) included in allocation total. Balance netted to 0 (-7) |
| Kinnerley, Maesbrook, Dovaston and Knockin Heath | 50 | 33 | 63 | 13 | 6 | 3 | 8 | |
| Knockin | 20 | 15 | 20 | 0 | 0 | 4 | 1 | |
| Llanymynech and Pant | 100 | 67 | 216 | 74 | 18 | 46 | 0 | 42 outstanding at 2011 are included in housing total 2006-2026. Balance netted to 0 (-31) |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn | 15 | 0 | 18 | 3 | 0 | 4 | 14 | |
| Park Hall, Hindford, Babbinswood and Lower Frankton | 50 | 20 | 54 | 4 | 0 | 21 | 9 | |
| Ruyton X1 Towns | 115 | 0 | 141 | 26 | 1 | 102 | 12 | |
| Selattyn, Upper, Middle & Lower Hengoed and Pant Glas | 18 | 0 | 20 | 2 | 1 | 15 | 2 | Policy states 13 outstanding plus further 5 providing 18 2011-26 guideline in effect |
| St Martins | 200 | 80 | 211 | 11 | 5 | 94 | 21 | |
| Weston Rhyn, Rhoswiel, Wern and Chirk Bank | 78 | 45 | 130 | 52 | 11 | 16 | 6 | |
| Whittington | 100 | 80 | 104 | 4 | 4 | 3 | 13 | |
| SHREWSBURY PLACE PLAN AREA | | | | | | | | |
| Baschurch | 200 | 135 | 271 | 71 | 12 | 21 | 32 | Land at Wheatlands (BAS008) included in allocations and taken off 2013 commitments |
| Bayston Hill | 60 | 0 | 75 | 15 | 28 | 3 | 29 | |
| Bomere Heath | 50 | 30 | 67 | 17 | 1 | 4 | 15 | |
| Albrighton | 5 | 0 | 5 | 0 | 0 | 0 | 5 | |
| Bicton and Four Crosses | 15 | 0 | 17 | 2 | 0 | 1 | 14 | |
| Condover, Dorrington, Stapleton | 65 | 50 | 74 | 9 | 1 | 5 | 8 | |
| Fitz, Grafton and Newbanks | 13 | 0 | 16 | 3 | 2 | 0 | 11 | 13 guideline (6 plus 7 approved post 2013 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | monitoring period) |
| Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton and Felton Butler | 15 | 0 | 18 | 3 | 3 | 7 | 5 | |
| Hanwood and Hanwood Bank | 30 | 25 | 56 | 26 | 15 | 3 | 0 | Balance netted to 0 (-13) |
| Nesscliffe | 30 | 15 | 30 | 0 | -1 | 15 | 1 | 2011-13 completions included replacement of 2 dwellings by 1 |
| Montford Bridge West | 10 | 0 | 12 | 2 | 2 | 7 | 1 | |
| Longden, Hook-a-gate, Annscroft, Longden Common and Lower Common/Exfords Green | 50 | 0 | 55 | 5 | 1 | 13 | 36 | |
| Uffington | 5 | 5 | 6 | 1 | 0 | 0 | 5 | |
| Walford Heath | 16 | 0 | 16 | 0 | 0 | 0 | 16 | 16 guideline (6 plus 10 approved post 2013 monitoring period) |
| Mytton | 5 | 0 | 5 | 0 | 0 | 0 | 5 | |
| Weston Lullingfields, Weston Wharf and Weston Common | 20 | 0 | 21 | 1 | 0 | 1 | 19 | |
| WEM PLACE PLAN AREA | | | | | | | | |
| Shawbury | 50 | 50 | 79 | 29 | 1 | 2 | 0 | Balance entted to 0 (-3) |
| Myddle and Harmer Hill | 50 | 0 | 93 | 43 | 9 | 25 | 16 | |
| WHITCHURCH PLACE PLAN AREA | | | | | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Prees and Prees Higher Heath | 100 | 70 | 270 | 18 | 3 | 16 | 11 | The significant brownfield housing commitment of 150 on the current Grocontinental site at Prees Higher Heath works site is included in the total 2006-26 but removed from commitments at 2013. |
| Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall | 100 | 63 | 137 | 37 | 0 | 25 | 12 | |
| | 2916 | 1298 | 4015 | 778 | 206 | 793 | 555 | |