

For and on behalf of
Boningale Homes Ltd

Housing Mix Statement

In support of an Outline Application for erection of up to 800 no. residential dwellings, land for a Secondary School and a Care Facility on Land West of Newhouse Lane, Albrighton, WV7 3DB

Shropshire District

**Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield Office**

March 2024



Prepared by:	Jonathan Leigh Dual BA (Hons) MA Planner
Checked by:	Megan Wilson BSc (Hons) MSc MRTPI CIHCM Associate Director
Approved by:	Roland Bolton BSc (Hons) MRTPI Senior Director
Date: March 2024	Office: Sheffield Office

Strategic Planning Research Unit

**V1 Velocity Building
Ground Floor
Tenter Street
Sheffield
S1 4BY**

Tel: 01142 289190

**Broad Quay House (6th Floor)
Prince Street
Bristol
BS1 4DJ**

Tel: 01179 058850

**4 Abbey Court
Fraser Road
Priory Business Park
Bedford
MK44 3WH**

Tel: 01234 832740

CONTENTS	PAGE
1.0 Statement Summary	4
2.0 Planning Policy	5
3.0 Local Housing Mix Need.....	9
4.0 Conclusion	12

1.0 STATEMENT SUMMARY

- 1.1 This Housing Mix Statement has been prepared and submitted by DLP Planning Limited on behalf of Boningale Homes Ltd ("the Applicant") and is in support of an Outline Application for erection of up to 800 no. residential dwellings, land for a Secondary School and a Care Facility on Land West of Newhouse Lane, Albrighton, WV7 3DB.(the "Application Site").
- 1.2 This statement provides evidence in support of the housing mix proposals brought forward through this application.
- 1.3 As an outline-stage application for major development the proposals here are indicative of the details that would be submitted in a Reserved Matters application associated with this development scheme.
- 1.4 This statement outlines the policies and procedures set out by Shropshire Council through adopted policy, housing strategy, housing market assessment and annual monitoring reports.
- 1.5 This information then informs the housing mix and type that are considered through the outline application, which concludes that the development proposals can deliver a policy-compliant housing mix and tenure-type to help meet the authority-wide housing needs and address local deficiencies in housing mixes and types.
- 1.6 Housing mix and type is concluded to address deficiencies across xxxx area and xxxx authority and meet the requirements of a sufficient and appropriate development set out under Policy CS11 and Emerging Policy DP1 informed by the evidence base for local housing need in the housing market assessment and annual monitoring reports.
- 1.7 In accordance with the housing mix requirements of Policy DP1 of the emerging local plan for Shropshire and National Policy, 25% of the proposed dwellings will be 2 bedrooms or less, a further 25% of the proposed dwellings will be 3 bedrooms or less, 5% of the proposed dwelling will be built to the M4(3) (wheelchair user dwellings) standard within building regulations, and a further 70% of the proposed dwellings will be built to the M4(2) (accessible and adaptable dwellings) standard within building regulations.
- 1.8 Site specific factors do not indicate that step-free access cannot be achieved.

2.0 PLANNING POLICY

a) National Policy

i) *National Planning Policy Framework*

2.1 The National Planning Policy Framework (the “Framework”), which was last updated in December 2023, sets out the Government’s planning policies for England.

2.2 The definition of housing need is within Annex 2 of the Framework

The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 61 of this Framework). In paragraph 20 of the Framework is states that strategic policies just make sufficient provision for housing including that which is affordable.

2.3 Paragraph 60 explains that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area’s identified housing need as possible, including with an appropriate mix of housing types for the local community.

2.4 Paragraph 61, referenced in the NPPF2023’s appendix definition of local housing need, further clarifies that local housing need should be calculated using the standard method in national planning guidance.

2.5 In the case when there may be exceptional circumstances, including relating to the particular demographic characteristics of an area which justify an alternative approach to assessing housing need; in which case the alternative approach should also reflect current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

2.6 Paragraph 63 goes on the cover that within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

2.7 These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.

ii) *Planning Practice Guidance*

2.8 ‘Housing needs of difference groups’ (updated 24th May 2021) sets out the guidance for local housing need which also covers the description of standard method.

2.9 The related text to Paragraph 001 Reference ID: 67-001-20190722 answers the question how do the housing need of particular groups relate to overall housing need calculated using the standard method.

The standard method for assessing local housing need identifies an overall minimum average annual housing need figure but does not break this down into the housing need of individual groups.

This need may well exceed, or be proportionally high in relation to, the overall housing need figure calculated using the standard method. This is because the needs of particular groups will often be calculated having consideration to the whole population

of an area as a baseline as opposed to the projected new households which form the baseline for the standard method.

Strategic policy-making authorities will need to consider the extent to which the identified needs of specific groups can be addressed in the area, taking into account:

- the overall level of need identified using the standard method (and whether the evidence suggests that a higher level of need ought to be considered);
- the extent to which the overall housing need can be translated into a housing requirement figure for the plan period; and
- the anticipated deliverability of different forms of provision, having regard to viability.

Plan-making authorities should assess the need for housing of different groups and reflect this in planning policies.

When producing policies to address the need of specific groups, plan-making authorities will need to consider how the needs of individual groups can be addressed having regard to deliverability.

2.10 'Housing and Economic Needs Assessment' (updated 20th February 2019) provides further guidance on assessing local housing need and the calculation of the standard method figure for creating a minimum annual local housing need figure.

2.11 Paragraph 001 Reference ID: 2a-001-20190220 begins this guidance by explaining that:

Housing need is an unconstrained assessment of the number of homes needed in an area. Assessing housing need is the first step in the process of deciding how many homes need to be planned for. It should be undertaken separately from assessing land availability, establishing a housing requirement figure and preparing policies to address this such as site allocations.

2.12 Paragraph 002 Reference ID: 2a-002-20190220 then explains that:

The National Planning Policy Framework expects strategic policy-making authorities to follow the standard method in this guidance for assessing local housing need.

The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply.

The standard method identifies a minimum annual housing need figure. It does not produce a housing requirement figure.

2.13 The housing requirement figure, and any specific obligations for types, tenures and mixes are left to the discretion of local government to include.

2.14 The government published 'Changes to the current planning system' which is a consultation paper that sets out policy proposals to improve the effectiveness of the current system.

2.15 This covered changing the standard method to assess local housing need, securing First Homes, temporarily lifting the small sites threshold below which developers do not need to contribute to affordable housing, and extending the current Permission in Principle to major development.

2.16 The government provides a response to the proposal on changes to the standard method which chose not to carry forward the proposed alterations primarily because of the effect it would have had on expedient plan-making.

2.17 This demonstrates the motivation for plan-making to deliver homes at pace, and not to overly

alter and mind the figures that standard methodology present. While they always act as a minimum, the drive should be to continue to deliver homes of the type, size and tenure that is necessary for authority areas.

- 2.18 Getting this mix right will maximise the beneficial impact that the delivery of more homes can bring. For example, planning for the right size homes can help address affordability and planning for specialist housing such as older peoples' housing can have the knock-on effect of freeing up much needed family homes. In addition, planning for more routes into home ownership, such as First Homes and Shared Ownership, will help younger people make that important first step onto the housing ladder.

b) Local Policy

i) Shropshire Core Strategy (2006-2026)

- 2.19 The Shropshire Core Strategy (adopted 2011)
- 2.20 Policy CS1 explains that Shropshire will flourish, accommodating investment and new development to contribute to meeting its needs and to make its settlements more sustainable, delivering over the plan period 2006-2026, around 27,500 new homes.
- 2.21 Policy CS5 underscores the importance of controlling development in line with national planning policies. It permits controlled development in appropriate sites within the countryside and is beholden to the National Planning Policy Framework's guidance on proposals affecting the green belt.
- 2.22 Policy CS11 outlines measures to meet the diverse housing needs of Shropshire residents and the approach that will be taken with regard to existing and new housing, including type, size, tenure and affordability.
- 2.23 It explains that this will be achieved by seeking housing developments which help to balance the size, type and tenure of the local housing stock. Individual schemes will encompass a mix of tenures including social-rented and intermediate housing determined by the Council using the most recent information on housing needs at the local level.

ii) Shropshire Emerging Local Plan (2016 - 2038)

- 2.24 The Emerging Local Plan is currently at examination. The plan proposes Policy DP1 as the development management policy on residential housing mix.
- 2.25 Policy DP1 explains that the Emerging Local Plan expects residential development to provide a mix of dwelling sizes, types, and tenures in order to meet the identified needs of local communities in accordance with Shropshire Council's Strategic Housing Market Assessment.
- 2.26 On sites for 5 or more dwellings at least 25% of open market dwellings are required to be dwellings with 2 bedrooms or less, at least a further 25% of open market dwellings are required to be dwellings with 3 bedrooms or less and the remainder of the open market dwellings will include a suitable mix and variety of dwelling sizes.
- 2.27 Sites for 5 or more dwellings are required to build at least 5% of the dwellings to the M4(3) (wheelchair user dwellings) standard within building regulations, and a further 70% of the dwellings to the M4(2) (accessible and adaptable dwellings) within building regulations, unless site-specific factors indicate that step-free access cannot be achieved.

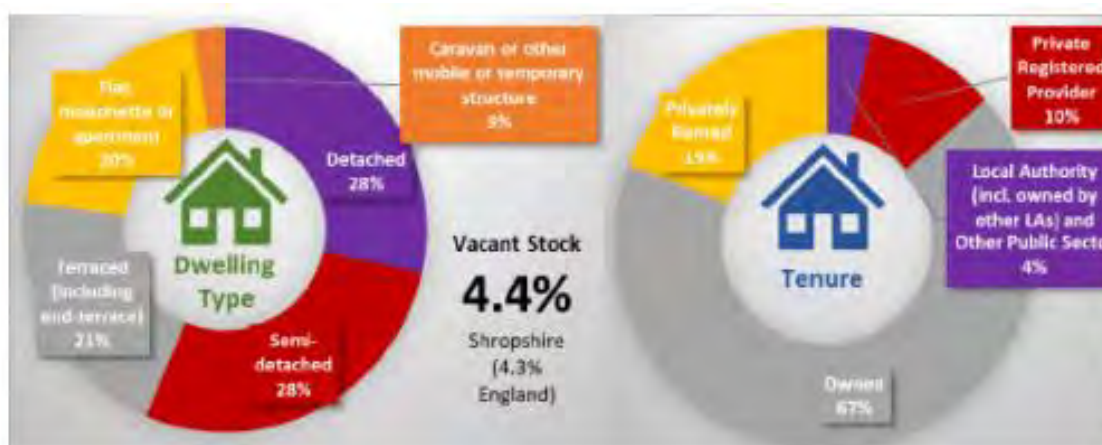
Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Source: Regulation 19: Pre-Submission Draft of the Shropshire Local Plan

- 2.28 The Pre-Submission draft of the Shropshire Local Plan also includes the nationally described space standard requirements for dwellings of various sizes which is provided above.
- 2.29 The supporting text for Policy DP1 makes it clear that open market dwellings are strongly encouraged to comply with the Technical Housing Standards – National Described Space Standards (2015) to ensure that they provide a high level of social amenity, positively contribute to the future occupier's ability to achieve a high-quality of life and increase the ability to respond to change's in household requirements.

3.0 LOCAL HOUSING MIX NEED

- 3.1 Policy CS11 of the Adopted Core Strategy underscores that the strategy for meeting the diverse housing needs of Shropshire residents will use targets set through the Housing Strategy for Shropshire.
- 3.2 Policy DP1 included in the Pre-Submission Draft of the Shropshire Local Plan would also require a more prescriptive development obligation using the mixture of housing tenures and sizes outlined above.
- 3.3 The Housing Strategy's additional target for tenure, safety, size, type, design and location of housing by simply reinforcing that the most relevant policy position is the measure that development sites will be assessed against.
- 3.4 An infographic of Shropshire's dwelling types and tenure breakdown at the time of the Housing Strategy's publication is also included.



- 3.5 This report does not cover dwelling type by bedroom size.
- 3.6 Understanding that the policy requirements from Shropshire's planning documents represent their strategic housing objectives, the latest Strategic Housing Market Assessment Report and Annual Monitoring Report have been inspected and considered.
- 3.7 This is to ensure the development proposals are both policy compliant and consider any shortfalls in the delivery of dwelling types and tenures that would prevent Shropshire from having a balanced housing market.
- 3.8 Shropshire's Strategic Housing Market Assessment Report: Part 2 covers the estimated number of dwellings needed from 2016 up to 2038. The most relevant tables on tenure and size are included for reference.

Table 7: Estimates of Dwellings Needed During 2016-2038 by Tenure

Households	Estimated Concealed Households at 2016*	Household Change plus Concealed Households**	Estimated Vacant Dwellings	Estimated Number of New Dwellings Needed 2016-2038	Annual Dwellings Needed 2016-2038
Owner Occupied	1,183	14,541	640	15,182	690
Social Rented	228	2,802	123	2,926	133
Private Rented	284	3,487	153	3,640	165
Total	1,695	20,831	917	21,748	989

*Rate of concealment used was 1.3 based upon 2011 Census 'families with an FRP by age group.'

**Please note the vacancy rate used is based on 2011 Census variable 'No usual residents' which includes vacant and second homes.

Table 11: Estimates of Dwellings Needed During 2016-2038 and Annual Need by Number of Bedrooms^{36,37,38&39}

Household Spaces	Estimated Concealed Households at 2016*	Household Change plus Concealed Households*	Estimated Vacant Dwellings**	Estimated Number of New Dwellings Needed 2016-2038	Annual Dwellings Needed 2016-2038
1 bedroom	129	1,590	70	1,660	75
2 bedrooms	425	5,228	230	5,459	248
3 bedrooms	737	9,055	399	9,454	430
4 bedrooms	302	3,712	163	3,876	176
5 bedrooms	75	917	40	957	43
6 or more bedrooms	27	328	14	343	16
Total number of bedrooms:	1,695	20,831	917	21,748	989

Please note 'No usual residents' includes vacant and second homes.

*For 2016, number of vacant dwellings sourced from the MHCLG Council Tax data using MHCLG definition. Tenure breakdown already includes vacant dwellings and so just provided for information.

**Rate of concealment used was 1.3 based upon 'families with an FRP aged below 65.'

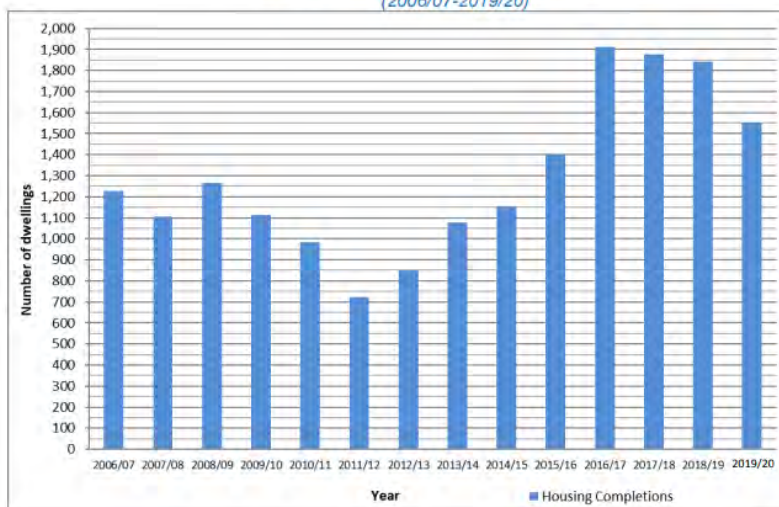
3.9 These figures have then been compared against the March 2020 Annual Monitoring Report publication which at the time of this report is the Council's most recently published housing monitoring position.

3.10 It provides the following historic delivery figures on page 27:

Table 6: Net Additional Dwellings in Shropshire (2006/07-2019/20)

Financial Year	Housing Completions
2006/07	1,228
2007/08	1,106
2008/09	1,265
2009/10	1,112
2010/11	984
2011/12	724
2012/13	847
2013/14	1,079
2014/15	1,155
2015/16	1,402
2016/17	1,910
2017/18	1,876
2018/19	1,843
2019/20	1,554

Figure 2: Net additional dwellings in Shropshire (2006/07-2019/20)



Page 27

3.11 These figures over the past five years result in 1,717 homes being delivered a year. With this as a baseline number of homes per year, Shropshire will deliver over 30,000 homes across a 22-year period that would cover the time from 2016 to 2038.

3.12 These figures are typical against the historic delivery rates. There has been an uptick in recent years which has held steady so isn't seen as an anomaly or a couple of years of unusually high development.

3.13 The Annual Monitoring Report doesn't provide any breakdowns for the dwelling types of the homes being delivered, so it can only be assumed that the mix of dwelling types is being met within the provided figures.

3.14 Evidence suggests then that Shropshire Council has a compelling delivery history and is set

to meet the targets outlined within the Strategic Housing Market Assessment Report along its current trajectory.

- 3.15 Additional residential development is still valuable in the authority area, and should continue to add dwellings types and tenures to ensure these projections continue to both be accurate, and to meet the necessary policy obligations and strategic objectives of Shropshire Council.

4.0 CONCLUSION

- 4.1 To meet these changes and address deficiencies in housing mix, type and tenure over the assessed period, the development proposals are prepared to ensure that they can indicatively deliver homes that will both meet the requirements for considering housing mix set out under Policy CS11 and Emerging Policy DP1 and react to the locally assessed housing needs detailed by through the Housing Market Assessment and annual monitoring reports.
- 4.2 This then ensures that any development proposals for an associated Reserved Matters application for this proposal can deliver the necessary housing mix that is in line with local policy and local evidence.
- 4.3 The proposal that this housing mix statement supports will therefore be compliant with the provisions set out in the Shropshire's Adopted Core Strategy and Emerging Local Plan after considering the Council's local evidence on housing need and housing type, tenure and mix.

BEDFORD

Planning / SDD / SPRU

bedford@dlpconsultants.co.uk

BRISTOL

Planning / SDD / SPRU

bristol@dlpconsultants.co.uk

EAST MIDLANDS

Planning/ SDD

nottingham@dlpconsultants.co.uk

LEEDS

Planning

leeds@dlpconsultants.co.uk

LIVERPOOL

Planning

liverpool@dlpconsultants.co.uk

LONDON

Planning

london@dlpconsultants.co.uk

MILTON KEYNES

Planning

miltonkeynes@dlpconsultants.co.uk

RUGBY

Planning

rugby.enquiries@dlpconsultants.co.uk

SHEFFIELD

Planning/ SDD / SPRU

sheffield@dlpconsultants.co.uk



RTPI

Chartered Town Planner

