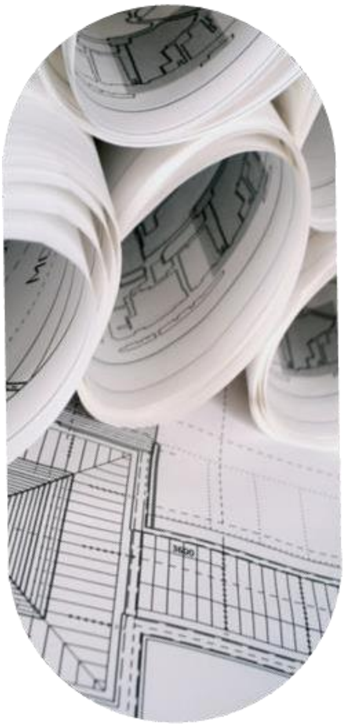
Part of Shakespeare Martineau

Housing Mix Statement

Land at Tilstock Road, Tilstock

Boningale Homes Ltd

October 2024



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1. INTRODUCTION

1.1. This Housing Mix Statement has been prepared and submitted by Marrons on behalf of Boningale Homes Ltd ("the Applicant") and is in support of a Full Application for erection of 70 no. Residential dwellings, Land off Tilstock Road, Tilstock (the "Site"). This statement provides evidence in support of the housing mix proposals brought forward through this application.

1.2. This statement outlines the policies and procedures set out by Shropshire Council through adopted policy, housing strategy, housing market assessment and annual monitoring reports. 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.

1.3. The proposed Housing mix and type is concluded to address deficiencies across Shropshire and meet the requirements of a sufficient and appropriate development set out under adopted Policy CS11 (Core Strategy) and emerging Policy DP1 (Local Plan Review) informed by the evidence base for local housing need in the housing market assessment and annual monitoring reports.

1.4. The proposed mix is detailed below:

Table 1. Proposed Dwelling Mix

Dwelling Size	Policy Compliance	Number of Dwellings
2 bed	30%	19
3 bed	40%	25
4 bed	30%	19
Total		63
Affordable	10%	7 (4 1-bed, 3 3-bed)
Total Dwellings		**70**
Wheelchair friendly	5%	3
Accessible Dwellings	70%	49

2. PLANNING POLICY

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, it 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 an appropriate mix of housing types for the local community.

2.4. Paragraph 61, referenced in the NPPF2023's appendix definition of local housing needs, 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

Planning Practice Guidance

2.8. Housing needs of difference groups (updated 24th May 2021) sets out the guidance for local housing needs 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 needs of particular groups relate to overall housing needs calculated using the standard method.

The standard method for assessing local housing needs 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 about, the overall housing need figure calculated using the standard method. This is because the needs of particular groups will often be calculated having considering 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 needs 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 needs.

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. Following the 4th July 2024 general election and Labour’s formation of Government, the Secretary of State for Housing, Communities and Local Government published their revised NPPF, which is currently under consultation, setting out policy proposals to improve the effectiveness of the current system.

2.15. The draft NPPF is currently undergoing consultation. The government are in the process of changing the approach to the Standard Method targets. Previously advisory figures, the newly proposed housing targets are expected to be mandatory. Under new measures, all parts of England may have to grow its housing stock by 8%.

2.16. The draft NPPF is still under consultation and is expected to be adopted in late 2024. Therein there is a significant push towards development, through proposed mandatory housing targets, revised policy on Green Belt land, the introduction of grey belt land, and a revised housing need method.

2.17. This uplift in the development of housing can be seen in the Written Ministerial Statement, published in July 2024. Along with ensuring the delivery of 1.5 million new homes over the next 5 years, the standard method changes ensure that all areas of the country contribute to meeting the nation’s housing needs, rather than underperforming on housing targets in some areas. These changes indicate an encouragement of rapid building and increased housing delivery to meet newly mandatory targets.

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 the demands of family housing, with homes with a greater number of bedrooms suitable for larger families. This frees housing up for smaller families or couples with no kids, reducing under and overcrowding issues, providing housing that is suitable for the demand. Research indicates that providing family housing helps with multiple factors;

2.19. Financial stability can be improved by providing family housing, with less pressure to save income to find a house that is more suitable for the size of the family.

2.20. Unsuitable overcrowded homes can compound on top of existing health risks, with adverse physical health effects due to cramped housing. Beyond this, mental health and well-being can be impacted significantly by inadequate housing. Studies show younger families living in inadequate housing feel that this directly negatively affects their mental health. A paper published by BRE suggests that inadequate housing costs the NHS £1.4 billion annually, due to physical and mental health decline.

2.21. There is a direct correlation between the success of younger children within education and the security of their home, with secure homes providing both the emotional and psychological stability necessary for success in education. Housing in areas of low crime and a high environmental standard, within a proximity to schools further supports the success of children within education. Tilstock Primary School is located 280m from the site in question when using the proposed footpath to the southeast of the site. This site is therefore suitable to accommodate family housing and will support children as best as possible in succeeding in education.

2.22. Moderate Increase in birth rates: Homeowners are more likely to have children than renters, particularly if the housing provided is of a suitable size for accommodating families, as starting a family becomes a more attractive options. Furthermore, a subsequent increase in birth rates from adequate family housing can help to maintain a working-age population, and an increased disposable income spent in the local economy.

Shropshire Core Strategy (2006-2026)

2.23. The Core Strategy Development Plan Document (DPD) was formally adopted on the 24th February 2011. This strategy sets out the strategic planning policy for Shropshire, including a ‘spatial’ vision and objectives, as well as the development strategy for Shropshire, up until 2026.

2.24. The Core Strategy is time-expired, and, as is detailed in the Planning Statement several policies, including the basket of most important policies relevant to the application before the Council, are considered out of date. The weight to be afforded to relevant policies is considered in detail in the accompanying Planning Statement.

2.25. Policy CS1: Strategic Approach outlines Shropshire's strategic development goals, aiming to accommodate investment and new development sustainably. Over the plan period of 2006-2026, approximately 27,500 new homes will be built, with 9,000 designated as affordable housing. Shrewsbury will be a focal point for significant development, hosting around 25% of new residential properties. Market Towns and Key Centres will maintain their roles, accommodating about 40% of residential growth. Rural areas will see development, primarily in community hubs and clusters, to account for roughly 35% of new homes.

2.26. Policy CS11: Type and Affordability of Housing addresses Shropshire's diverse housing needs and aims to create mixed, balanced, and inclusive communities. It seeks to balance the size, type, and tenure of the housing stock. For the first five years of the plan period, a target of 33% local needs affordable housing is set, comprising 20% social-rented and 13% intermediate affordable housing. Housing designs should accommodate lifestyle changes, including those related to ageing and disabilities. Special provisions are made for vulnerable populations, including the provision of specialist housing. Open market housing developments are required to contribute to local needs for affordable housing. Residential conversion schemes in the countryside are expected to contribute to local affordable housing provision and exception schemes for local needs affordable housing are permitted in suitable locations.

Shropshire Local Plan Review (2016-2038)

2.27. The Shropshire Local Plan Review was submitted to the Secretary of State for examination on the 3rd September 2021.

2.28. The Council began a review of the preparation of a new Local plan in 2017. The draft Shropshire Local Plan Review (2016 – 2038) was submitted to the Secretary of State for examination on 3 September 2021.

2.29. The Planning Inspectors Examining the draft Shropshire Local Plan released their Interim Findings paper (ID28) on February 15, 2023. This came after the first round of hearings, which covered legal and strategic matters (including strategic policies). The main Hearing Sessions took place in July 2022, and in January 2023, there was an additional session dedicated to the Duty to Cooperate.

2.30. Clearly in line with the above, the preparation of and Examination of the Local Plan Review has been an elongated and drawn-out process and arguably the delay in adopting a Plan has left something of a policy vacuum in Shropshire.

2.31. The Local Plan Review is currently under examination. Given the uncertainty on the progress of the Shropshire Local Plan Review and the continued and significant number of outstanding objections to the draft Plan, we consider that the Council should afford limited weight to the policies below. The plan proposes Policy DP1 as the development management policy on the residential housing mix.

2.32. Policy DP1 explains that the Local Plan Review expects residential development to provide a mix of dwelling sizes, types, and tenures to meet the identified needs of local communities by Shropshire Council's Strategic Housing Market Assessment.

2.33. 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.

2.34. 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

2.35. The Pre-Submission draft of the Shropshire Local Plan Review also includes the nationally described space standard requirements for dwellings of various sizes which are provided above.

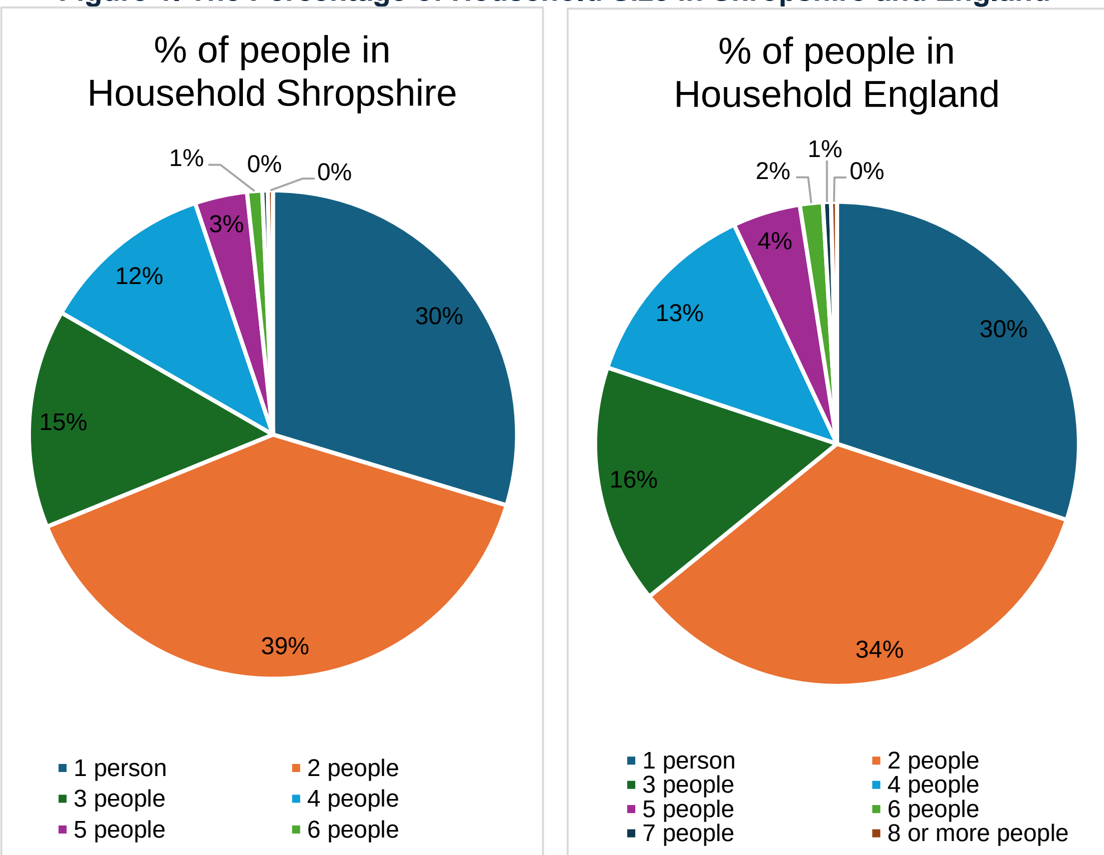
2.36. The supporting text for Policy DP1 makes it clear that open market dwellings are strongly encouraged to comply with the Technical Housing Standards – National Described Space Standards (2015) to ensure that they provide a high level of social amenity, positively contribute to the future occupier's ability to achieve a high quality of life and increase the ability to respond to changes in household requirements.

3. HOUSING MIX NEED

3.1. The adopted Core Strategy and Strategic Housing Market Assessment (SHMA) form part of the evidence base. Shropshire Council commissioned the SHMA (2020) to provide an objective assessment of the need for housing in Shropshire, which complies with the National Planning Policy and Published Practice Guidance in part of the local plan development.

a) Household size

Figure 1. The Percentage of Household Size in Shropshire and England



Source: TS017 - Household size 2021 Census

3.2. All percentages in the pie chart are rounded to the nearest whole number. Shropshire's household size trends closely align with those observed across England. In both Shropshire and England, the majority of households have one or two persons, accounting for a sizable share of total households. Specifically, in Shropshire, around 29.68% of families have one person, while 39.16% have two persons. Similarly, in England, the statistics are 30.09% and 34.04%, respectively.

3.3. It's important to note that two-person families are the most prevalent in both Shropshire and England, accounting for the majority of households. This demonstrates a widespread trend towards smaller household sizes, which is largely impacted by demographic shifts, housing availability, and lifestyle preferences. While there are modest changes in percentages, the underlying patterns are stable. For example, households with three people account for 14.48% in Shropshire and 15.97% in England, whereas households with four people account for 11.52% in Shropshire and 12.91% in England.

3.4. In 2021, Shropshire recorded 139,579 households compared to 23,436,090 households in England as a whole. With a population of 323,600 in Shropshire and 59,642,000 in England, this yields an average household size of 2.3 people per household in Shropshire, compared to 2.5 people per household in England overall. This suggests that households in Shropshire tend to be slightly smaller on average than those in England as a whole.

b) Housing Delivery and Needs

3.5. In the Core Strategy, there is an identified need for 27,500 new homes during the plan period. To achieve this in paragraph 5.5 the council set a dwellings per annum delivery target which changes every 5 years. This is as follows:

- 2006/2011 – 1,190 dwellings per annum
- 2011/2016 – 1,390 dwellings per annum
- 2016/2021 – 1,390 dwellings per annum
- 2021/2026 – 1,530 dwellings per annum

3.6. The SHMA (2020) updated this need for the revised plan period in the emerging Local Plan Review (2016 – 2038). In Table 11 the need was broken down into bedroom type and an annual figure of 989 dwellings was suggested.

Table 2. Annual Dwelling Need as per the SHMA (2020)

Bedrooms	Estimated Number of New Dwellings Needed 2016-2038	Annual Dwellings Needed 2016-2038
1 Bedroom	1,660	75
2 Bedroom	5,459	248
3 Bedroom	9,454	430
4 Bedroom	3,876	176
5 Bedroom	957	43
6 or more Bedroom	343	16
Total	21,748	989

Source: Table 11 in SHMA Part 2 (2020)

3.7. The Annual Monitoring Report (AMR) serves as a crucial document released by the Council, providing a comprehensive list of completions. This data is instrumental in reviewing the progress of plan implementation and assessing adherence to adopted planning policies. The most recent AMR for Shropshire was released in March 2020.

3.8. Following the government's announcement in the Written Ministerial Statement (July 2024), Shropshire's housing requirements are expected to change shortly. The revised standard method indicates a minimum, baseline requirement of some 2,059 dwellings per year for Shropshire, against the current standard method figure of 1,070 dwellings per year. This is a minimum increase in need of some 989 dwellings per year, an increase of 92%.

3.9. This represents a significant step change in need when considered against the annual delivery of housing over the preceding 3 years, which stands at just 1,455 dwellings per annum, thus demonstrating that a significant boost in housing delivery will be required.

3.10. It's imperative to note that this figure represents only the annual need and does not incorporate additional dwellings required from Wolverhampton, indicating a potential need for Shropshire to reassess its housing provision strategy.

3.11. The below tests the housing delivery reported in the AMR against the figures in the Core Strategy and the SHMA.

Table 3. AMR completions against the identified annual need

Financial Year	AMR completions	Core Strategy 5 Year banded need	Oversupply/ Shortfall	SHMA identified need	Oversupply/ Shortfall per SHMA
2006/07	1,228	1,190	38		
2007/08	1,106	1,190	-84		
2008/09	1,265	1,190	75		
2009/10	1,112	1,190	-78		
2010/11	984	1,190	-206		
2011/12	724	1,390	-666		
2012/13	847	1,390	-543		
2013/14	1,079	1,390	-311		
2014/15	1,155	1,390	-235		
2015/16	1,402	1,390	12		
2016/17	1,910	1,390	520	989	921
2017/18	1,876	1,390	486	989	887
2018/19	1,843	1,390	453	989	854
2019/20	1,554	1,390	164	989	565
Total	18,085	18,460	-375	3,956	3,227

Source: Core Strategy (2011), AMR (2020), SHMA (2020)

c) Current Housing Stock

3.12. Table 4 shows the total dwelling stock per year (2009-2023), according to the government live table 100 data

3.13. There has been a total increase of 12.17% in Shropshire from 2010 to 2023 with the total stock rising from 134,343 to 150,689 dwellings.

3.14. The largest percentage increase has been in the other public sector stock, which increased by 562.38%. However, the largest numerical increase was in private-sector dwellings, with 13,993. Proportionally, this only equates to an increase of 11.97%.

3.15. The biggest loss to housing stock was local authority, with a -4.99 % decrease. However, the housing association stock has increased by 15.5%, which does help to fill this void.

3.16. In respect of affordable housing as a whole, the average annual net increase of affordable housing was 155 dwellings per year; this is still much lower than the affordable housing needs in Shropshire. A separate report has been prepared to discuss the provision of affordable housing.

Table 4. Total dwelling Stock

Shropshire LPA	Local Authority	Housing association	Other public sector	Private sector (R)[1]	Total Dwelling Stock
2010	4,251	13,067	101	116,924	134,343
2011	4,240	13,458	819	117,055	135,572
2012	4,203	13,506	821	117,623	136,153
2013	4,189	13,547	821	118,297	136,854
2014	4,115	13,657	759	118,988	137,519
2015	4,135	13,778	728	119,884	138,525
2016	4,099	13,841	730	121,108	139,778
2017	4,112	14,174	730	122,522	141,538
2018	4,282	14,538	734	123,711	143,265
2019	4,280	14,669	734	125,249	144,932
2020	4,050	14,726	748	126,800	146,324
2021	4,065	14,897	627	128,168	147,757
2022	4,039	14,922	667	129,635	149,263
2023	4,010	15,093	669	130,917	150,689
Change 2010-2023	-241	2,026	568	13,993	16,346
Average Annual Change	-19	155	43.7	1,076	1,257
Percentage Change 2010 to 2023	-4.99%	15.50%	562.38%	11.97%	12.17%

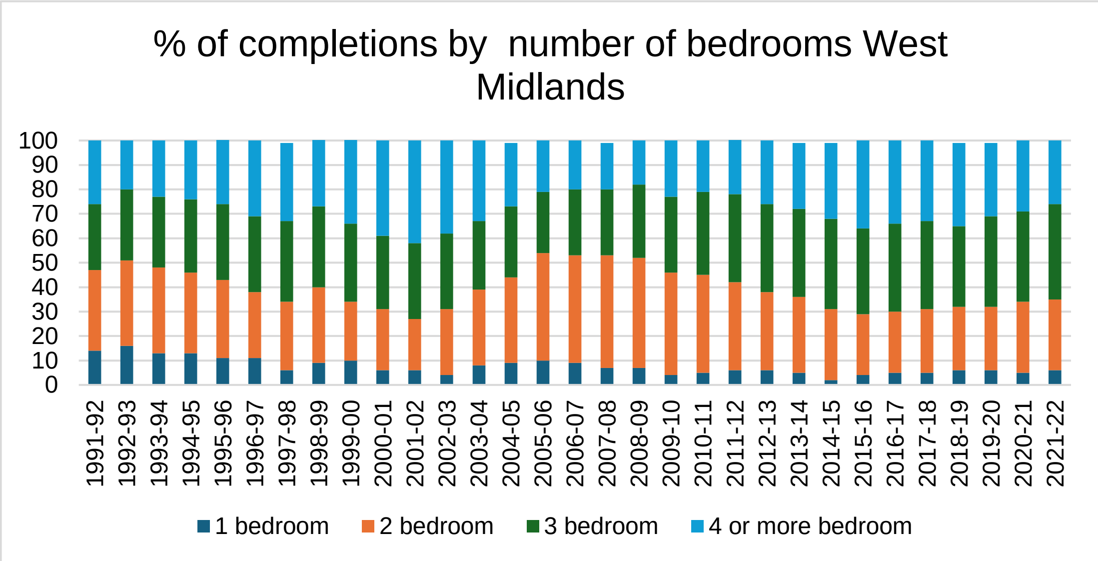
Source: Live Tables 100

4. MARKET SIGNALS

4.1. Whilst household size and completions are a good starting point for the mix needed for housing, there is a clear distinction between Household Need and Market performance. Therefore, it is important to analyse the trends in the market too.

a) Completions by House Size

Figure 2. West Midlands percentage of Completions by bedroom size



Source: Live Table 254

4.2. Over time, there has been a consistent pattern in the popularity of different bedroom sizes in West Midlands housing completions. Among the various options, 3-bedroom dwellings have consistently been the most popular choice, maintaining a relatively stable proportion of completions over the years. Conversely, 1 bedroom dwellings have remained the lowest proportion of completions in the West Midlands.

4.3. A notable trend is the relatively stable demand for 2-bedroom dwellings, although there are slight fluctuations in their proportion over the years. In contrast, 4 or more-bedroom dwellings have seen a gradual increase in popularity, particularly in the latter years of the dataset.

4.4. There was a noticeable increase in the proportion of 2-bedroom dwellings in the years 2002-2003 to 2005-2006, followed by a decrease in subsequent years.

4.5. Whilst the percentage of completions fluctuates massively it is clear the most consistent demand is for 3-bedroom dwellings in West Midlands. This size of dwelling is likely popular with families.

b) Existing Stock

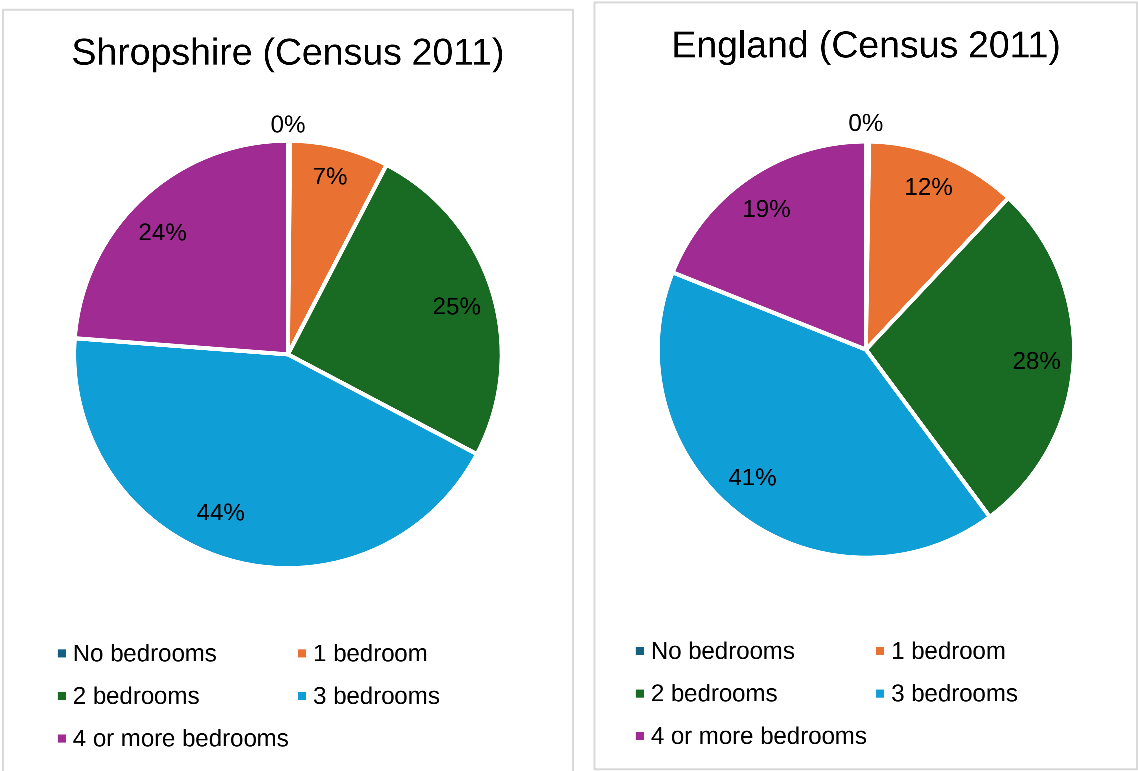
4.6. Figures 3 and 4 illustrate the percentage of bedrooms per household according to the 2011 and 2021 censuses. Both Shropshire and England exhibited a relatively similar pattern in the 2021 census compared to the 2011 census. While the censuses are comparable, it's important to note that discrepancies may exist in the data due to changes in category definitions between the two datasets.

4.7. In England, the most significant change was the increase in households with 4 or more bedrooms by 2%, equivalent to over 760,000 dwellings. Similarly, Shropshire experienced a comparable increase of 2% in households with 4 or more bedrooms, equating to 5,826 dwellings.

4.8. Despite being the most common category in both Shropshire and England, the proportion of households with 3 bedrooms decreased by 1% from 2011 to 2021. However, it's worth noting that the actual number of 3-bedroom dwellings has increased, albeit not as rapidly as other categories.

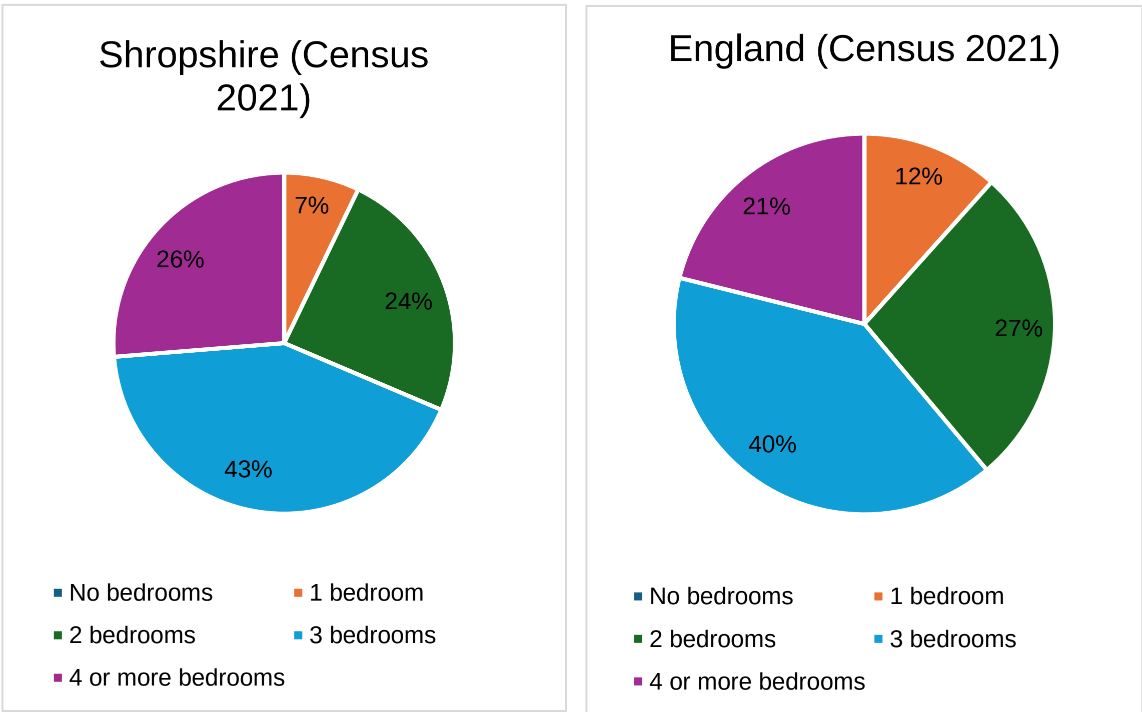
4.9. One notable difference between Shropshire and England is the provision for 1-bedroom dwellings. In Shropshire, only 7% of households consist of 1 bedroom, both in 2011 and 2021, which is 5% less than the proportion observed in England. This suggests a divergence in housing preferences or availability between the two regions.

Figure 3. Shropshire and England Bedrooms per household as per Census 2011



Source: ONS data, QS411EW - Census 2011, TS050 - Census 2021

Figure 4. Shropshire and England Bedrooms per household as per Census 2021



Source: ONS data, QS411EW - Census 2011, TS050 - Census 2021

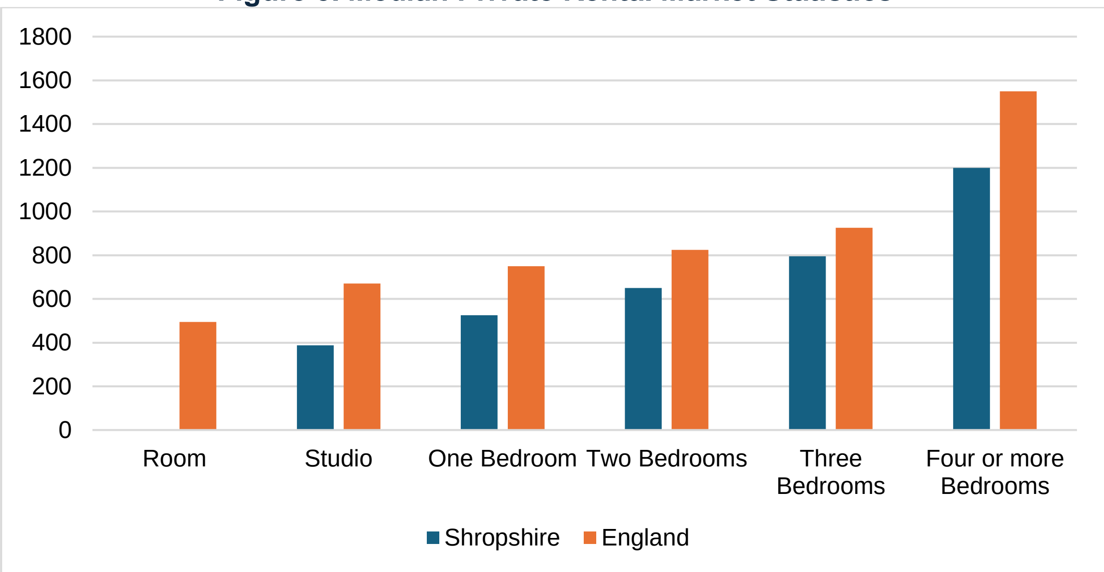
c) Private Rent Data

4.10. Figure 5 demonstrates the private rental market statistics of Shropshire from the 1st of October 2022 to the 30th of September 2023.

4.11. Based on the data, houses with four or more bedrooms have the highest private rents. There is a clear association between the number of bedrooms and the private rent charged, which is consistent with national trends.

4.12. Shropshire's market statistics closely correlate with national averages. However, there are three notable differences: first, there is no recorded data for Room type dwellings; second, the average rent for Studio apartments in Shropshire is £388, which is almost half of the national average of £671; and third, for properties with four or more bedrooms, Shropshire's average rent is £350 less than the national average.

Figure 5. Median Private Rental Market Statistics



Source: Private Rental Market Statistics, ONS – 1 October 2022 to 30 September 2023

d) Transactions Data

4.13. Figure 6 shows the price paid per dwelling type in Shropshire in 2023.

4.14. Detached residences were the most popular, with 320, followed by semi-detached dwellings with 310. The lowest amount of sales was in flats/maisonettes, at 61. There were 153 transactions on terraced houses.

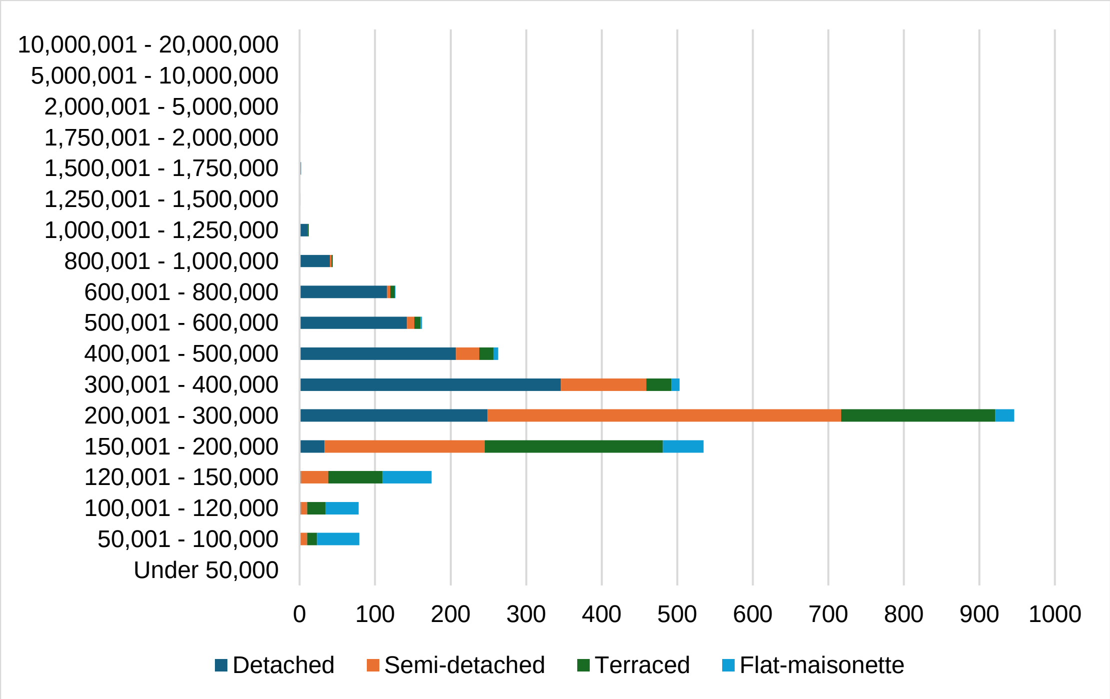
4.15. The data demonstrates the most common house price range paid was £200,001 - £300,000 made up of mainly Semi-detached properties (468), followed by detached at 249 properties.

4.16. The highest portion of detached dwellings were sold in the £300,001 - £400,000 price range.

4.17. Only 4 properties were purchased for more than £1,250,000, all 4 of these were detached dwellings.

4.18. In contrast, the cheapest sold properties were flat/maisonettes, with the most common price range being £120,001 - £150,000. Additionally, a significant number of flats/maisonettes were sold in the £50,001 - £100,000 price range, highlighting the affordability of flats/maisonettes compared to detached or semi-detached homes.

Figure 6. Price Paid Data for Shropshire 2023

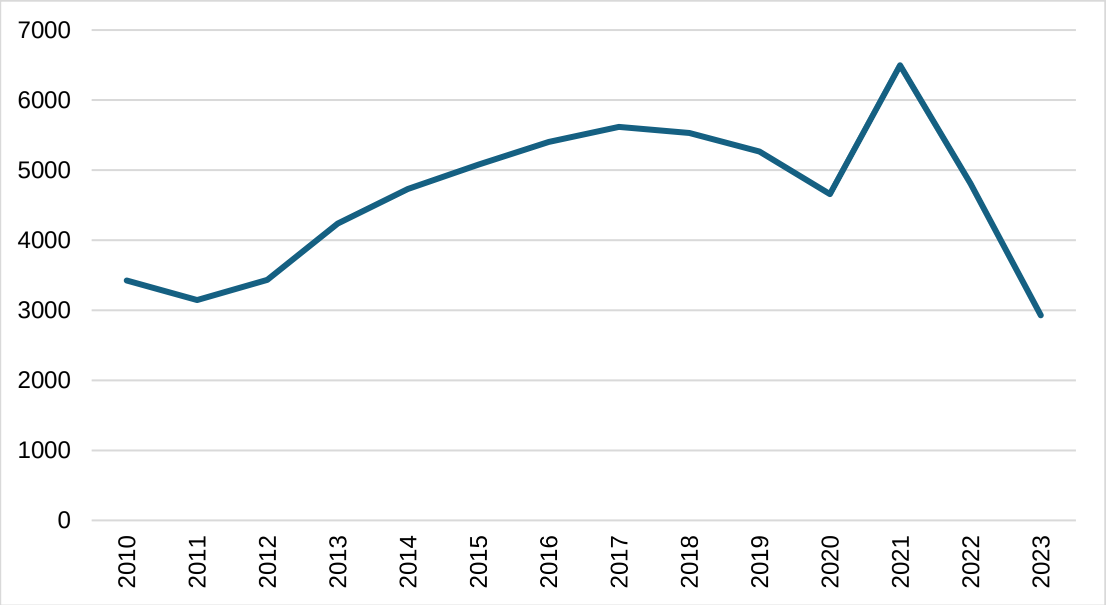


Source: Housing Land Registry

4.19. Figure 7 shows the total sales in the Shropshire property market from 2010 to 2023. The maximum number of sales was in 2021, 6,497, with a sharp decline in the last two years to the lowest amount of sales in 2023 at 2,928.

4.20. This pattern is not unique to Shropshire, but it highlights the need for additional affordable homes. The period 2012-2017 represents the period of recovery following the global financial crisis. In recent years, the cost-of-living crisis and growing inflation have hindered the housing market nationwide.

Figure 7. Total sales



Source: Housing Land Registry

e) Conclusions based on Housing Market Analysis

4.21. Despite significant fluctuations in housing deliveries, a continuous trend shows that 3-bedroom houses are the most common. Census data supports this tendency, indicating that the highest demand is in this household size.

4.22. The data reveals several major patterns. Notably, three-bedroom homes are the most popular household size in Shropshire, while one-bedroom homes are much lower than the national average.

4.23. Transaction data shows that detached homes are the most common type of dwellings, while flats and maisonettes have fewer transactions, indicating variations in demand across property types.

4.24. The recent decline in Shropshire house sales is noteworthy and it could be linked to bigger economic issues, such as the national cost-of-living crisis. This drop emphasises the significance of addressing housing affordability and market factors to ensure Shropshire's housing market is robust and inclusive.

5. PROPOSALS

5.1. We are proposing a site comprised of 70 dwellings to the north of Tilstock, providing much-needed housing in a sustainable location. The proposed housing mix focuses more on family housing, overproviding on the larger three and four-bed properties to accommodate larger families. House builders are less inclined to build larger dwellings with more bedrooms due to higher cost, as well as reducing the overall capacity of the site, as more one and two-bed dwellings could be built as opposed to a mix to include family housing. If there was not a market driver to demand these family homes, housebuilders simply would not build these properties. This highlights the importance of market demand as an indication of societal requirements.

5.2. The proposed mix in the context of the village of Tilstock is appropriate. Families residing in the larger family housing will be able to make use of the nearby Tilstock Primary School, located 280m from the site, or schools located a short bus ride away in Whitchurch, as the children get older. The geographical context of Tilstock lends itself to being within a sustainable commutable distance from major employment towns and cities, including Manchester, Shrewsbury and Crewe, all reachable via train from Whitchurch Train Station. This supports the proposed mix for the site at Tilstock Road. Parents who work in those locations above can commute sustainably to work when required, or make space in the larger family housing properties when required to work from home.

Dwelling Size	Policy Compliance	Number of Dwellings
2 bed	30%	19
3 bed	40%	25
4 bed	30%	19
Total		63
Affordable	10%	7 (4 1-bed, 3 3-bed)
Total Dwellings		**70**
Wheelchair friendly	5%	3
Accessible Dwellings	70%	49

6. CONCLUSIONS

6.1. In conclusion, the research on the Shropshire housing market indicates several noteworthy trends. There is a persistent preference for three-bedroom homes, which reflects both housing delivery and household demand. This is consistent with national census data, demonstrating a general preference for this household size nationwide. When considering the average household size of 2.3 people in Shropshire and 2.5 people nationwide this is understandable.

6.2. Furthermore, the large proportion of detached properties in sales demonstrates the demand for larger, standalone residences, whilst flats and maisonettes see fewer transactions, indicating differing buyer preferences.

6.3. Given these patterns, it is critical that planning strategies include both national and local housing demands. The NPPF emphasises the necessity of meeting the diverse housing needs of different demographics, including as families, older people, and those in need of inexpensive housing. Local policies, such as those contained in the Shropshire Core Strategy and the emerging Local Plan Review, are critical in steering development to satisfy these demands, including provisions for affordable housing and a variety of housing options.

6.4. Draft Policy DP1 requires residential developments to provide a mix of dwelling sizes, types, and tenures to meet local needs, including families, older people, and those with disabilities. On sites with 5+ dwellings, at least 50% of open market units should reflect local housing needs, 25% should have 2 bedrooms or less, and a further 25% should have 3 bedrooms or less. Additionally, specific proportions of dwellings must meet accessibility and space standards, with provisions for wheelchair users and adaptable dwellings. Larger sites must also offer specialist housing for older people and those with disabilities

6.5. Therefore, to ensure policy compliance, 25% of the dwellings will be 2 bedrooms or less, and 25% will be 3 bedrooms or less. This equates to roughly 13 houses with 2 or fewer bedrooms and 13 houses with 3 bedrooms or less.

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