



## Oswestry Rural Parish Council

### **HOUSING NEEDS SURVEY STATEMENT**

Following analysis and consideration of the Housing Needs Survey responses, the Council concludes that the housing needs of the Parish are for a limited number of “Affordable Homes” for Parishioners with identified local connections and needs.

The Council considers that “Countryside” status is the best route to achieve this through the adopted assessment process for “Rural Exceptions” and “Affordable Housing” under the legal Planning definitions within Adopted National and County Planning Policies.

Open Market housing development would, under current Adopted Policy obligations, only provide 1 in 10 “Affordable Homes” only on sites with 10 or more houses built on site.

Open Market housing would have no price or occupation limitations making any new dwellings prime for inward migration from more affluent areas, particularly for retirement, potentially pricing out Parishioners and others with local connections. The properties would be subject to market inflation / fluctuations for future generations, and not providing “Affordable Homes” in perpetuity.

The Council believes that the scale and impact of open market housing required in our rural villages for minimal gain in “Affordable Homes” outweighs any theoretical social or economic gain from increased population in support of local facilities or services.

Based on the evidence and analysis of the Housing Needs Survey 2018 published on the ORPC website, the Council confirms its position that “Countryside” status is the best to meet the needs of the Parish without detrimental impact to the rurality of our settlements and surroundings – providing the Right Homes in the Right Places.

The Council will endeavour to continue to maintain this “Countryside” status under the ongoing Shropshire Council Local Plan Review 2016-2036.