

## Oswestry Rural Parish Council

### HOUSING NEEDS SURVEY 2018

#### EXECUTIVE SUMMARY and STATEMENT

##### Introduction

The Council decided to undertake a Housing Needs Survey at Meeting 30th January 2018 to gather up to date information on the housing needs of their Parishioners to inform their decision making with regard to Shropshire Council Planning Policy – in particular the ongoing Local Plan partial Review 2016-2036.

A Questionnaire was drafted based on National / County formats, and this was approved at Meeting 27th March 2018, along with the method of distribution via the Rural News newsletter to every household within the Parish.

Responses were to be by Household (not person / occupant), and the options for responses were by post, collection point (omitted before issue) and online Survey Monkey.

The Questionnaire was issued with the Rural News April 2018 Issue with a survey deadline of 4th May 2018 and was delivered by post to 1893 Households.

Postal returns were inputted into the Survey Monkey by the Parish Clerk to obtain percentage figures and bar charts.

The Council notes comments of Parishioners on the functionality and usability of the Survey Monkey; and notes anomalies in the responses that indicate a possible misunderstanding that the aim of the Survey was to identify housing needs e.g. responses to Q5 & Q6 do not correspond with Q3 & Q4, and similarly Q10 with Q7.

##### Response

The overall response was **284** being only approximately **15%** of Households.

##### By Ward

- Maesbury with Aston 53 / 312 = approx 17%
- Morda with Sweeney 98 / 878 = approx 11%
- Rhydycroesau with Llanforda 14 / 97 = approx 14%
- Sychtyn 5 / 42 = approx 12%
- Trefonen with Treflach 114 / 564 = approx 20%

The Council were disappointed by the low number of responses, which as a result might be deemed to be statistically unrepresentative of the views of all households in the Parish; therefore, the Council considered it important to analysis both the responses received and the position of the majority who had not responded.

## Development Status

The Parish Council opted for “Countryside” status following discussions in 2010/11; and this status was confirmed by Shropshire Council in its Adopted Core Strategy 2011 and SAMDev 2015.

The responses to the Parish Plan Community Survey 2014 supported the Council’s position.

Within Trefonen, Treflach and Nantmawr the Village Design Statement Review 2016 also supported the Council’s position.

Under National and Shropshire Council adopted policies “Countryside” status allows for:-

*Dwellings to house agricultural, forestry or other essential countryside workers and other affordable housing / accommodation to meet a local need*

*Suitably designed and located exception site dwellings and residential conversions will be positively considered where they meet evidenced local housing needs and other relevant policy requirements.*

*SC Policy CS11 sets out a positive approach to the development of ‘exceptions’ schemes of 100% affordable dwellings. Subject to the suitability of sites, scheme justification based on evidence of local need and mechanisms to ensure that the housing remains as affordable housing for local needs in perpetuity, the policy permits schemes...in other recognisable named settlements in the countryside. Exceptions schemes include sites for groups of dwellings and for single plots in accordance with the Council’s detailed criteria and conditions.*

*Development [that] would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*

*Development [that] would re-use redundant or disused buildings and enhance its immediate setting;*

*Development [that] would involve the subdivision of an existing residential dwelling; or*

*Development [which] the design is of exceptional quality, in that it:*

- is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.*

These policies allow for residential development in the “Countryside” to meet identified local needs whilst protecting the rural character of the countryside and rural settlements.

**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.

Agreed by Full Council at Meeting dated 27 November 2018

Cllr. Paul Milner

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Chair

On behalf of Oswestry Rural Parish Council

Date .....

## WHOLE PARISH

Survey Results Overview and Analysis 284 Responses / 1893 Households 15%

### Aggregated for Whole Parish

#### Q3 Current Accommodation – what type of accommodation do you currently occupy?

The majority are Home Owners	251	88%	some are Shared Ownership
A limited number private and public rent	27	9.5%	
A minimal living with family and friends	3	1%	

#### Q4 Accommodation Size – is your present accommodation adequate for your household's needs?

The majority have the right size	241	85%
A limited number are too large	24	8.5%
A smaller number are too small	14	5%

These indicate that the majority of homes within the Parish are owned with a smaller number of rental properties; and the majority are the right accommodation for current needs.

The figures, together with comments regarding smaller size bungalows, indicates there is a need for downsizing which might free existing housing for upsizing, but this survey does not record the desire or willingness of individuals to do so from an established family home, even if alternative properties were available within their home village. There is a potential for size swapping but this has problems of connecting and matching people and properties.

#### Q5 If you need Alternative Tenure, what do you need?

Open market buy	74
Open market rent	4
Affordable buy	30
Affordable rent	15
Self build	<u>13</u>
Total	136

There were also Comments regarding needs for sheltered accommodation, shared ownership, and public rented accommodation

#### Q6 if available, would you buy a house in the Parish?

Yes	106
No	<u>93</u>
total	199

These results must be considered against Q3 & Q4 answers which indicated that only 38 had the wrong sized accommodation, with only 30 renting or lodging.

This indicates that the results of Q5 & Q6 may be aspirational, with a desire to buy or build, rather than a need.

#### Q7 would you like to see some new housing in your Ward over the next 10 years (Aggregate for Whole Parish)

Yes	97
No	132
Unsure	46

#### Q8 if there was to be new housing, what type would be appropriate

(For the purpose of this questionnaire, affordable housing means small, low cost housing of the starter home or retirement home size)

Open market buy	107	38%
Open market rent	20	7%
Affordable to buy	140	49%
Affordable to rent	88	30%

Like *to see* is not necessarily indicative of need but could be aspirational of the respondents

Only **97/1893 = 5%** were for new housing whilst **132/1893 = 7%** were against any new housing

The Council considers that those who were unsure **46** or didn't respond **1618** to the Survey being **88% of households** are content with the current level of development allowed under "Countryside" status

There is a clear preference for Affordable homes, supported by comments for local needs / local ties / and affordability being notes as an obstacle to buying a home in the Parish.

The Council consider that the current "Countryside" status allowing identified needs "Affordable Homes" across the whole Parish would meet the needs of the Parishioners; providing the right type of new housing for those who need it whilst respecting those who do not wish to see any or larger scale developments, and maintaining the rural character of the settlements in the Ward.

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**Q9 What size of housing might be appropriate?**

1-2 bedrooms	124
3-4 bedrooms	126
5 or more bedrooms	14
Bungalow	116

**Q10 how many dwellings might be appropriate in your Ward over next 10 years? (Aggregate for Whole Parish)**

1-5	= 30
6-10	= 31
11-20	= 61
21-50	= 38
51 plus	= 19
None	= 84

The Council notes anomalies in the results when compared with earlier questions. Under **Q7 132** answered **no** new housing whereas under **Q10** only **84** answered **none**

Appropriate is not necessarily indicative of need but could be aspirational of the respondents

The Council considers that the higher numbers must be seen as totally inappropriate for the rural character of our villages.

The Council believe that appropriate levels of development can be accommodated under the identified local needs system for Rural Exception sites under "Countryside" status spread over the whole Ward, and not all built on a few sites that would be out of character with the rural settlements.

There are existing Consents for developments yet to proceed to site which when they come forward will provide dwellings within the Parish in addition to those recently completed and currently under construction.

There is a clear preference for Affordable homes and smaller 1-2 bedroom bungalows.

As noted under **Q4** above, the need for smaller bungalows for downsizing within the communities might free up existing family sized dwellings without need for these to be new build. However if these bungalow are built “open market” then they could equally be attractive (both by location and cost) for inward retirement from elsewhere, thereby not providing any direct local benefits. Therefore, the Council believe that the current local connection assessment is key for any new dwellings to be supported.

**Q11 where should new housing be developed in your Ward? (Aggregate for Whole Parish)**

Edge of settlement	117	41%
Infill between existing housing	142	50%
Conversions should not be ruled out	124	44%
New builds should not be ruled out	93	33%

There is a clear preference for Infill or for Conversions of existing buildings

The Council believes that any development must be limited to *need* and spread over the whole Parish, and not all built on a few sites that would be out of character with the rural settlements.

**Q12 are you aware of any empty dwellings in your Ward which could be brought back into use? (Aggregate for Whole Parish)**

No	215
Yes	51

**Q13 should this be a priority?**

Yes	145
No	40
Unsure	47

There is a clear preference to bring into use empty properties.

There were some specific properties noted by respondents – see Wards

The Council will endeavour to encourage the owners to bring any empty properties back into the market as soon as possible to contribute to housing supply.

**END Whole Parish**

## **MAESBURY with ASTON Ward**

Survey Results Overview and Analysis 53 Responses / 312 Households 17%

### **Q3 Current Accommodation – what type of accommodation do you currently occupy?**

The majority are Home Owners	45	86.5%
A limited number private rent	6	11.5%
A minimal living other	1	< 2%

### **Q4 Accommodation Size – is your present accommodation adequate for your household’s needs?**

The majority have the right size	45	88%
A limited number are too large	6	< 12%

These indicate that the majority of homes with the Ward are owned with a very smaller number of rental properties; and the majority are the right accommodation for current needs.

### **Q5 If you need Alternative Tenure, what do you need?**

Open market buy	14
Open market rent	0
Affordable buy	9
Affordable rent	3
Self build	<u>0</u>
total	26

### **Q6 if available, would you buy a house in the Parish?**

Yes	19
No	22
total	41

These results must be considered against **Q3 & Q4** answers which indicated that only **6** had the wrong sized accommodation, with only **7** renting or lodging;

This indicates that the results of **Q5 & Q6** may be aspirational, with a desire to buy, rather than a need.

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### **Q7 would you like to see some new housing in your Ward (MwithA) over the next 10 years**

Yes	20
No	22
Unsure	8

### **Q8 if there was to be new housing, what type would be appropriate**

(For the purpose of this questionnaire, affordable housing means small, low cost housing of the starter home or retirement home size)

Open market buy	21	55%
Open market rent	5	13%
Affordable to buy	23	60.5%
Affordable to rent	11	29%

Like to see is not necessarily indicative of need but could be aspirational of the respondents

Only **20/312 = 6.5%** were for new housing and there were **22/312 = 7%** against any new housing

The Council considers that those who were unsure **8** or didn't respond **262** to the Survey being **86% of households** are content with the current level of development allowed under "Countryside" status

There is a clear preference for Affordable homes, supported by comments for local needs allowed under Countryside status

The Council consider that the current “Countryside” status allowing identified needs “Affordable Homes” across the whole Parish would meet the needs of the Parishioners; providing the right type of new housing for those who need it whilst respecting those who do not wish to see development, and maintaining the rural character of the settlements in the Ward.

**Q9 What size of housing might be appropriate?**

1-2 bedrooms	22
3-4 bedrooms	25
5 or more bedrooms	1
Bungalow	17

**Q10 how many dwellings might be appropriate in your Ward (MwithA) over next 10 years?**

1-5	=	4
6-10	=	7
11-20	=	9
21-50	=	8
51 plus	=	3
None	=	16

The Council notes anomalies in the results when compared with earlier questions. Under **Q7 22** answered **no** new housing whereas under **Q10** only **16** answered **none**

Appropriate is not necessarily indicative of need but could be aspirational of the respondents

The Council considers that the higher numbers must be seen as totally inappropriate for the rural character of our villages.

The Council believe that appropriate levels of development can be accommodated under the identified local needs system for Rural Exception sites under “Countryside” status spread over the whole Ward.

Housing should be smaller starter size dwellings or bungalows.

The Council believe that the current local connection assessment is key for any development to be supported.

**Q11 where should new housing be developed in your Ward (MwithA)?**

Edge of settlement	30	48%
Infill between existing housing	20	48%
Conversions should not be ruled out	25	59.5%
New builds should not be ruled out	19	45%

The Council believes that any new housing must be limited to individual dwellings based on *need* and spread over the whole Ward, and not built in group developments.

**Q12 are you aware of any empty dwellings in your Ward ((MwithA) which could be brought back into use?**

No	44
Yes	6

**Q13 should this be a priority?**

Yes	21
No	8
Unsure	9

There is a clear preference to bring into use empty properties.

The Council will endeavour to encourage the owners of empty properties to bring them back into the market as soon as possible to contribute to housing supply.

**END Maesbury with Aston Ward**

## **MORDA with SWEENEY Ward**

Survey Results Overview and Analysis 98 Responses / 878 Households 11%

### **Q3 Current Accommodation – what type of accommodation do you currently occupy?**

The majority are Home Owners	85	88.5%	some are Shared Ownership?
A limited number private and public rent	11	11.5%	

### **Q4 Accommodation Size – is your present accommodation adequate for your household's needs?**

The majority have the right size	90	92%
A small number are too large	2	2%
A limited number are too small	6	6%

These indicate that the majority of homes with the Ward are owned with a smaller number of rental properties; and the majority are the right accommodation for current needs.

### **Q5 If you need Alternative Tenure, what do you need?**

Open market buy	24
Open market rent	4
Affordable buy	10
Affordable rent	7
Self build	<u>4</u>
total	49

There were also Comments regarding needs for sheltered accommodation, and public rented accommodation

### **Q6 if available, would you buy a house in the Parish?**

Yes	37
No	<u>32</u>
total	69

These results must be considered against **Q3 & Q4** answers which indicated that only **8** had the wrong sized accommodation, with only **11** renting or lodging;

This indicates that the results of **Q5 & Q6** may be aspirational, with a desire to buy, rather than a need.

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### **Q7 would you like to see some new housing in your Ward (MwithS) over the next 10 years**

Yes	25
No	58
Unsure	14

### **Q8 if there was to be new housing, what type would be appropriate**

(For the purpose of this questionnaire, affordable housing means small, low cost housing of the starter home or retirement home size)

Open market buy	42	53%
Open market rent	7	9%
Affordable to buy	38	48%
Affordable to rent	24	30%

*Like to see* is not necessarily indicative of *need* but could be *aspirational* of the respondents

Only **25/878 = <3%** were for new housing whilst **58/878 = 6.5%** against any new housing

There is a clear preference for Affordable homes, supported by comments for local needs, but also for potentially for retirement sheltered housing accommodation.

The Council consider that the current “Countryside” status allowing identified needs “Affordable Homes” across the whole Parish would meet the needs of the Parishioners; providing the right type of new housing for those who need it whilst respecting those who feel that Morda has been overdeveloped recently and lost its separation and distinction from Oswestry.

**Q9 What size of housing might be appropriate?**

1-2 bedrooms	32
3-4 bedrooms	47
5 or more bedrooms	6
Bungalow	44

**Q10 how many dwellings might be *appropriate* in your Ward (MwithS) over next 10 years?**

1-5	=	9
6-10	=	4
11-20	=	14
21-50	=	16
51 plus	=	10
None	=	39

The Council notes anomalies in the results when compared with earlier questions. Under **Q7 58** answered **no** new housing whereas under **Q10** only **39** answered **none**

Appropriate is not necessarily indicative of need but could be aspirational of the respondents

The Council considers that high number of dwellings (approximately 150) which have been imposed in recent years, and which are either just completed or due to come into construction in the near future, more than provide for any needs for the Ward. The Council are also aware of further granted Consents for additional dwellings within the Ward. Therefore further large scale development is considered to be unnecessary and inappropriate for Morda village and the surrounding hamlets, which must be considered as a separate entity to the housing needs of Oswestry town.

The Council believe that appropriate levels of development can be accommodated under the identified local needs system for Rural Exception sites under “Countryside” status within the Ward as a whole, and not concentrated in Morda; and the Council believe that the current local connection assessment is key for any development to be supported

Housing should be smaller starter size dwellings or bungalows, with potential need for sheltered accommodation.

**Q11 where should new housing be developed in your Ward (MwithS)?**

Edge of settlement	37	36%
Infill between existing housing	43	57%
Conversions should not be ruled out	35	46%
New builds should not be ruled out	31	41%

Based on the amount of development that has taken place in Morda over recent years it is now considered that Morda has reached the maximum limit of development in the Ward. There is a clear preference for *Infill* or for *Conversions* of existing buildings

The Council believes that any development must be limited to need and spread over the whole Ward, and not all built on one or two sites.

**Q12 are you aware of any empty dwellings in your Ward (MwithS) which could be brought back into use?**

No	89
Yes	3

**Q13 should this be a priority?**

Yes	49
No	14
Unsure	19

There is a clear preference to bring into use empty properties.

The Council will endeavour to encourage the owners of empty properties to bring them back into the market as soon as possible to contribute to housing supply.

**END Morda with Sweeney Ward**

## **RHYDYCROESAU with LLANFORDA Ward**

Survey Results Overview and Analysis 14 Responses / 97 Households 14%

### **Q3 Current Accommodation – what type of accommodation do you currently occupy?**

The majority are Home Owners	14	100%
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### **Q4 Accommodation Size – is your present accommodation adequate for your household’s needs?**

The majority have the right size	12	86%
A limited number are too large	2	14%

These indicate that the majority of homes with the Ward are owned; and the majority are the right accommodation for current needs.

### **Q5 If you need Alternative Tenure, what do you need?**

Open market buy	2
Open market rent	0
Affordable buy	1
Affordable rent	0
Self build	<u>1</u>
total	4

### **Q6 if available, would you buy a house in the Parish?**

Yes	3
No	<u>7</u>
total	10

These results must be considered against **Q3 & Q4** answers which indicated that **2** had the wrong sized accommodation, with **none** renting or lodging.

There is a potential need for two households to downsize.

The needs for an Affordable dwelling and an aspiration for a self- build dwelling are compatible with “Countryside” status for rural exceptions for identified local connection needs.

### **Q7 would you like to see some new housing in your Ward (TwithT) over the next 10 years**

Yes	5
No	6
Unsure	2

### **Q8 if there was to be new housing, what type would be appropriate**

(For the purpose of this questionnaire, affordable housing means small, low cost housing of the starter home or retirement home size)

Open market buy	5	45.5%
Open market rent	1	9%
Affordable to buy	7	64%
Affordable to rent	5	45.5%

Like to see is not necessarily indicative of need but could be aspirational of the respondents

Only **5/97 = 5%** were for new housing and there were equal **6/97 = 6%** against any new housing

The Council considers that those who were unsure **2** or didn’t respond **84** to the Survey being **89% of households** are content with the current level of development allowed under “Countryside” status There is a clear preference for Affordable homes.

The Council consider that the current “Countryside” status allowing identified needs “Affordable Homes” across the whole Parish would meet the needs of the Parishioners; providing the right type of new housing for those who need it whilst maintaining the rural character of the Ward.

**Q9 What size of housing might be appropriate?**

1-2 bedrooms	8
3-4 bedrooms	7
5 or more bedrooms	0
Bungalow	3

**Q10 how many dwellings might be *appropriate* in your Ward (RwithL) over next 10 years?**

1-5	=	3
6-10	=	3
11-20	=	2
21-50	=	1
51 plus	=	0
None	=	4

The Council notes anomalies in the results when compared with earlier questions. Under **Q7 6** answered **no** new housing whereas under **Q10** only **4** answered **none**

Appropriate is not necessarily indicative of need but could be aspirational of the respondents

The Council considers that the higher numbers must be seen as totally inappropriate for the rural character of the Ward.

The Council believe that appropriate levels of development can be accommodated under the identified local needs system for Rural Exception sites under “Countryside” status spread over the whole Ward.

There is a preference for smaller dwellings or bungalows.

Smaller bungalows might allow for downsizing within the community potentially freeing up existing family sized dwellings without need for those to be new build. However if these bungalow are built “open market” then they could equally be attractive (both by location and cost) for inward retirement from elsewhere, thereby not providing any direct local benefits. Therefore the Council believe that the current local connection assessment is key for any development to be supported.

**Q11 where should new housing be developed in your Ward (RwithL)?**

Edge of settlement	8	61.5%
Infill between existing housing	8	61.5%
Conversions should not be ruled out	6	46%
New builds should not be ruled out	5	38.5%

The Council believes that any new housing must be limited to individual dwellings based on need and spread over the whole Ward, and not built in group developments.

**Q12 are you aware of any empty dwellings in your Ward (RwithL) which could be brought back into use?**

No	10
Yes	2

**Q13 should this be a priority?**

Yes	7
No	1
Unsure	3

There is a preference to bring into use empty properties.

The Council will endeavour to encourage the owners of empty properties to bring them back into the market as soon as possible to contribute to housing supply.

**END Rhydycroesau with Llanforda Ward**

## **SYCHTYN Ward**

Survey Results Overview and Analysis 5 Responses / 42 Households 12%

### **Q3 Current Accommodation – what type of accommodation do you currently occupy?**

The majority are Home Owners 5 100%

### **Q4 Accommodation Size – is your present accommodation adequate for your household's needs?**

The majority have the right size 5 100%

These indicate that the majority of homes with the Ward are owned; and the majority are the right accommodation for current needs.

### **Q5 If you need Alternative Tenure, what do you need?**

Open market buy	1
Open market rent	0
Affordable buy	0
Affordable rent	0
Self build	<u>0</u>
total	1

### **Q6 if available, would you buy a house in the Parish?**

Yes	0
No	<u>3</u>
total	3

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### **Q7 would you like to see some new housing in your Ward (Sy) over the next 10 years**

Yes	2
No	1
Unsure	2

### **Q8 if there was to be new housing, what type would be appropriate**

(For the purpose of this questionnaire, affordable housing means small, low cost housing of the starter home or retirement home size)

Open market buy	1	25%
Open market rent	1	25%
Affordable to buy	3	75%
Affordable to rent	2	50%

Like to see is not necessarily indicative of need but could be aspirational of the respondents

Only 2/42 = 5% were for new housing whilst 1/42 = 2% against any new housing

The Council considers that those who were unsure 2 or didn't respond 37 to the Survey being 93% of households are content with the current level of development allowed under "Countryside" status

There is a clear preference for Affordable homes, supported by comments for local needs / local ties / affordability

The Council consider that the current "Countryside" status allowing identified needs "Affordable Homes" across the whole Parish would meet the needs of the Parishioners; providing the right type of new housing for those who need it maintaining the rural character of the Ward.

**Q9 What size of housing might be appropriate?**

1-2 bedrooms	4
3-4 bedrooms	2
5 or more bedrooms	1
Bungalow	1

**Q10 how many dwellings might be appropriate in your Ward (Sy) over next 10 years?**

1-5	=	0
6-10	=	1
11-20	=	4
21-50	=	0
51 plus	=	0
None	=	0

The Council notes anomalies in the results when compared with earlier questions.

Under **Q7 1** answered **no** new housing whereas under **Q10 0** answered **none**

Appropriate is not necessarily indicative of need but could be aspirational of the respondents

The Council considers that the higher numbers must be seen as totally inappropriate for the rural character of the Ward.

The Council believes that any new housing must be limited to individual dwellings based on need and spread over the whole Ward, and not built in group developments.

There is a preference for smaller 1-2 bedroom dwellings.

**Q11 where should new housing be developed in your Ward (Sy)?**

Edge of settlement	4	80%
Infill between existing housing	4	80%
Conversions should not be ruled out	3	60%
New builds should not be ruled out	3	60%

There are no defined settlements within the Ward, just individual dwelling or loose groups of dwelling, therefore these preference are not wholly applicable

The Council believes that any development must be limited to need and that the current local connection assessment is key for any individual development to be supported.

**Q12 are you aware of any empty dwellings in your Ward (Sy) which could be brought back into use?**

No	5
Yes	0

**Q13 should this be a priority?**

Yes	2
No	2
Unsure	1

The Council will endeavour to encourage owners of any properties that become empty to bring back into the market as soon as possible to maintain housing supply.

**END Sychtyn Ward**

## **TREFONEN with TREFLACH Ward**

Survey Results Overview and Analysis 114 Responses / 564 Households 20%

### **Q3 Current Accommodation – what type of accommodation do you currently occupy?**

The majority are Home Owners	102	89.5%	some are Shared Ownership
A limited number private and public rent	10	< 9%	
A minimal living with family and friends	2	< 2%	

### **Q4 Accommodation Size – is your present accommodation adequate for your household's needs?**

The majority have the right size	89	80%
A limited number are too large	14	< 13%
A smaller number are too small	8	> 7%

These indicate that the majority of homes with the Ward are owned with a smaller number of rental properties; and the majority are the right accommodation for current needs.

This, together with comments regarding smaller size bungalows, indicates there is a need for downsizing which might free existing housing for upsizing, but this survey does not record the desire or willingness of individuals to do so from an established family home even if alternative properties were available within the village. There is a potential for size swapping but this has problems of connecting and matching people and properties.

### **Q5 If you need Alternative Tenure, what do you need?**

Open market buy	33
Open market rent	0
Affordable buy	10
Affordable rent	5
Self build	<u>8</u>
total	56

There were also Comments regarding needs for sheltered accommodation, shared ownership, and public rented accommodation

### **Q6 if available, would you buy a house in the Parish?**

Yes	47
No	<u>29</u>
total	76

These results must be considered against **Q3 & Q4** answers which indicated that only **22** had the wrong sized accommodation, with only **12** renting or lodging;

This indicates that the results of **Q5 & Q6** may be aspirational, with a desire to buy, rather than a need.

### **Q7 would you like to see some new housing in your Ward (TwithT) over the next 10 years**

Yes	45
No	45
Unsure	20

### **Q8 if there was to be new housing, what type would be appropriate**

(For the purpose of this questionnaire, affordable housing means small, low cost housing of the starter home or retirement home size)

Open market buy	38	36%
Open market rent	6	6%

Affordable to buy	69	66%
Affordable to rent	46	44%

Like *to see* is not necessarily indicative of need but could be aspirational of the respondents

Only **45/564 = 8%** were for new housing and there were equal **45/564 = 8%** against any new housing

The Council considers that those who were unsure **20** or didn't respond **454** to the Survey being **84% of households** are content with the current level of development allowed under "Countryside" status

There is a clear preference for affordable homes, supported by comments for local needs / local ties /

The Council consider that the current "Countryside" status allowing identified needs "Affordable Homes" across the whole Parish would meet the needs of the Parishioners; providing the right type of new housing for those who need it whilst respecting those who do not wish to see larger scale developments, and maintaining the rural character of the settlements in the Ward.

**Q9 What size of housing might be appropriate?**

1-2 bedrooms	58
3-4 bedrooms	46
5 or more bedrooms	3
Bungalow	52

**Q10 how many dwellings might be appropriate in your Ward (TwitHT) over next 10 years?**

1-5	= 14
6-10	= 19
11-20	= 32
21-50	= 13
51 plus	= 6
None	= 25

The Council notes anomalies in the results when compared with earlier questions. Under **Q7 45** answered **no** new housing whereas under **Q10** only **25** answered **none**

Appropriate is not necessarily indicative of need but could be aspirational of the respondents

The Council considers that the higher numbers must be seen as totally inappropriate for the rural character of our villages.

The Council believe that appropriate levels of development can be accommodated under the identified local needs system for Rural Exception sites under "Countryside" status spread over the whole Ward, and not all built on one or two sites.

The Council are aware of granted Consents for dwellings within the Ward which, when they proceed to construction, will add to those recently completed and currently under construction in the Ward.

There is a preference for smaller 1-2 bedroom 'starter' dwellings or bungalows.

As noted under **Q4** above, the need for smaller bungalows for downsizing within the community might free up existing family sized dwellings without need for this to be new build. However if these bungalow are built "open market" then they could equally be attractive (both by location and cost) for inward retirement from elsewhere, thereby not providing any direct local benefits. Therefore the Council believe that the current local connection assessment is key for any development to be supported.

**Q11 where should new housing be developed in your Ward (TwithT)?**

Edge of settlement	38	37%
Infill between existing housing	67	66%
Conversions should not be ruled out	55	54%
New builds should not be ruled out	35	34%

There is a clear preference for Infill or for *Conversions* of existing buildings

The Council believes that any development must be limited to need and spread over the whole Ward, and not all built on one or two sites.

**Q12 are you aware of any empty dwellings in your Ward (TwithT) which could be brought back into use?**

No	67
Yes	40

**Q13 should this be a priority?**

Yes	66
No	15
Unsure	15

There is a clear preference to bring into use empty properties.

The Council will endeavour to encourage the owners to bring these two properties into the market as soon as possible to contribute to housing supply.

**END Trefonen with Treflach Ward**

## SCHOOLS NUMBERS & PROJECTIONS

<b>Shropshire Council – Learning &amp; Skills School Data as at July 2017</b>	<b>Morda CE Primary</b>	<b>Trefonen CE Primary</b>
Net Capacity	140	157
Number on Roll - October 2016	148	137
Number of pupils in catchment area - Oct 2016	189	82
Number of catchment pupils attending school	119	68
	62%	83%
Forecasts:		
2017/18	153	141
2018/19	163	136
2019/20	164	140
2020/21	161	139
Housing factor used at primary level for the Oswestry planning area is 0.1785 i.e. for every 100 dwellings an average of 18 pupils are expected from the development, or 6 dwellings to average 1 additional pupil.		

The Data shows predicted Roll forecasts that will put pressure on Morda Primary School over the next 5 years, and the Council note the temporary nature of buildings at the school.

Trefonen Primary School shows sustained numbers to maintain its Roll over the next 5 years.

Parental choice is a key factor in school selection and the Council is pleased that both our schools continue to maintain “Good” OFSTED rating.

Noting Shropshire Council’s dwelling/pupil ratio for housing development, the Council do not believe that general addition of housing numbers would be the key factor in maintaining pupil Roll numbers.

“Open Market” development places no control on the occupants in terms of household size or age.

Whilst not a constraint of “Rural Exception” and “Affordable” housing, the Council believes that there is more likelihood of young families with strong local connections occupying these forms of development.

Maintaining and improving facilities and education standards is essential for sustaining our village schools and the Council will continue to support our schools in these aims.