

MD3 - Managing Delivery of Housing Development

Delivering housing:

In addition to supporting the development of the allocated housing sites set out in Settlement Policies S1-S18, planning permission will also be granted for other sustainable housing development.

1. Residential proposals should be sustainable development that:

- i. meets the design requirements of relevant Local Plan policies; and
- ii. for allocated sites, reflects any development guidelines set out in the relevant settlement policy; and
- ii. on sites of five or more dwellings, include a mix and type of housing that has regard to local evidence and community consultation.

Renewing permission:

2. When the proposals are for a renewal of planning consent, evidence will be required of the intention that the development will be delivered within three years.

Matching the Settlement housing guidelines:

2. The settlement housing guideline is a significant policy consideration. Where development would result in the number of completions plus outstanding permissions exceeding providing more dwellings than the guideline, decisions on whether to exceed the guideline will have regard to:

- i. The increase in number of dwellings relative to degree by which the requirement is exceeded the guideline; and
- ii. The likelihood of delivery of the outstanding permissions; and
- iii. Evidence of community support; and
- iii. The benefits arising from the development; and
- iv. The impacts of the development, including the cumulative impacts of a number of developments in a settlement; and**
- v. The presumption in favour of sustainable development.

3. Where a settlement housing guideline appears unlikely to be met by the end of the plan period, additional sites outside beyond the settlement development boundaries development boundary that accord with the settlement policy may be acceptable subject to the criteria **considerations** in paragraph 3 above.

Explanation

1. Delivery of the Shropshire-wide housing target for around 27,500 new homes over 2006-2026 is essential to the long-term prosperity of Shropshire. Individual housing guidelines for each settlement are provided in policies S1-S18. To ensure that delivery is achieved, a positive approach will be taken towards partial reviews of the Local Plan.

2. A key component of the housing land supply is the allocated housing sites identified in the Policies S1-S18, with related development guidelines. 'Windfall' development on other sites is also important, both within settlements and in the countryside, including both brownfield and, where sustainable, greenfield sites. The NPPF sets out a presumption in favour of sustainable development with reference to its economic, social and environmental dimensions. With regard to housing development, local considerations include having regard

to the design requirements of relevant Local Plan policies, the mix and type of housing, and the settlement housing guidelines. Allocation of a site for development does not reduce the quality requirements in any way.

3. The Local Plan design requirements are largely detailed in policies CS6, CS7, CS17, MD2, MD12 and MD13. New development should be a good neighbour that does not unacceptably impact on existing residential amenity.

4. To reflect the emphasis that the NPPF places on ensuring a suitable mix of housing and apply Core Strategy policy CS11, the Shropshire Place Plans will provide information on the different types of housing required at a local level. In this manner the needs of different groups in the community will be identified, including for example the needs of older people, people with disabilities, service families, people looking for their first home, people unable to afford market housing, and people wishing to build their own homes.

~~4. Some planning consents are kept 'alive' by repeated renewals of planning consent that is not accompanied by any action to bring forward development. To avoid such sites causing problems for the delivery of housing, applications for renewal of planning permission will have to demonstrate some commitment to delivery.~~

5. The policy sets out the role of the settlement housing guideline in relation to the amount of development coming forward in a settlement. The guideline reflects detailed consideration by the local planning authority and the community on what level of development is sustainable and appropriate during the plan period. The guideline is not a maximum figure but development going beyond it by too great a degree could result in unsustainable development that stretches infrastructure and community goodwill towards breaking point. The policy sets out considerations to which regard will be had in determining applications which would result in the provision of more dwellings than indicated by the guideline for a settlement.

6. Should there not be a five year supply of housing land in Shropshire as a whole, then paragraph 49 of the National Planning Policy Framework (NPPF) effectively allows housing development to take place beyond settlement development boundaries. To ensure that a flexible, responsive supply of housing land is maintained throughout the plan period, if a settlement is struggling to achieve its housing guideline within the plan period then a positive approach will be taken to development on sites that may lie outside the development plan boundary settlement development boundaries but are otherwise in accordance with the relevant settlement policy. In addition, a partial review of the Local Plan would be actively considered as a means of making further allocations of land to ensure delivery or where a new community-led plan identifies significant additional provision for growth.

7. To ensure that there are no barriers to delivery, most allocations of land for development in settlement policies S1-S18 do not make any reference to phasing. Only in cases where there is a specific infrastructure requirement or other specific influence on timing is there any reference in the site allocations to development timescales. For the majority of developments phasing will occur naturally, reflecting market forces and the practicalities of site development. It is expected that the market will improve towards the latter part of the plan period, with higher rates of development in the period 2021-2026 as anticipated in Core Strategy policy CS10.

~~7. The term "sustainable development" in the policy will be interpreted to include whether the development is within the settlement guideline as this reflects detailed consideration by the local planning authority and the community on what level of development is sustainable and appropriate during the plan period. Exceeding the settlement housing guideline by too great a degree can result in unsustainable development that stretches infrastructure and community goodwill towards breaking point.~~