

Resolution to Grant Sites

In some cases the Council has resolved to grant permission for a site subject to the signing of a legal agreement. Some of these sites have been included in the 5 years' housing supply, as it is assumed that the site meets the criterion of being a suitable location. It can be assumed that some will become available as soon as the obligation is signed and the permission is issued; although that does not satisfy the criterion of being available now, it can be argued that it will clearly become available during the five year period. If there is a reasonable prospect that the applicant will sign a planning obligation, then the site can be assumed to meet the criterion of being achievable, as the applicant would not sign the obligation if there was going to be a problem with viability or the wrong type of units. It is important to note that not all the resolution to grant sites were included in the assessment and only a selected number to avoid listing agreements which could have protracted negotiations.. The basis of the original assessment included positive filtering for:

- Existing Local Plan sites or proposed SAMDev Plan sites;
- Brownfield sites within existing development boundaries;
- Affordable housing / rural worker / agricultural dwellings;
- Barn conversions;
- Or subject to a s.106 agreement which has subsequently been signed off (post 31st March 2014).

A 10 per cent reduction was then applied for sites which were not subject to more detailed case by case reviews.

On the update to Matter 2, further work has been undertaken on the Resolution to Grant Sites with a slightly revised total of 1,263 dwellings. Some of this updated work reflects feedback from Agents that some sites were not included on our resolved to grant list and were clearly deliverable within 5 year.

Source	Dwellings
Historically included Resolved to Grant plus agent feedback sites	749
Former Resolved to Grants now with full planning permission	514 (estimate could be slightly higher)
Sub Total	1,263
Remaining on Resolved to Grant list with undetermined decision dates	395
Estimate of Resolved to Grant not utilised (possibly 2019-24 roll-over)	200

Shropshire Council is not the only local authority to use an element of their resolved to grant applications as part of their 5 year land supply work. Others include for example: Peterborough Council, Rossendale Borough Council and Great Yarmouth Borough Council to name but a few.