

MD7a – Managing Housing Development in the Countryside

1. Further to Core Strategy Policy CS5 and CS11, new market housing will be strictly controlled outside of Shrewsbury, the Market Towns, Key Centres and Community Hubs and Community Clusters. 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 ~~and~~, ~~In the case of market residential conversions requiring planning permission, a schemes should provides an appropriate mechanism for the sensitive re-use and retention of buildings which are heritage assets~~ the conversion of buildings to open market use will only be acceptable where the building is of a design and form which is of merit for its heritage/landscape value, minimal alteration or rebuilding is required to achieve the development and the conversion scheme would not compromise their significance as heritage assets or the local landscape character. ~~.-~~ In order to protect the long term affordability of **single plot affordable** exception dwellings, they will be subject to size restrictions and the removal of permitted development rights, as well as other appropriate conditions or legal restrictions;

2. Dwellings to house essential rural workers will be permitted if:-
 - a. there are no other existing suitable and available affordable dwellings or other buildings which could meet the need, including any recently sold or otherwise removed from the ownership of the rural enterprise business; and,
 - b. in the case of a primary dwelling to serve an enterprise a business without existing permanent residential accommodation, relevant financial and functional tests are met and it is demonstrated that the business is viable in the long term and that the cost of the dwelling can be funded by the business. If a new dwelling is permitted and subsequently no longer required as an essential rural workers' dwelling, a financial contribution to the provision of affordable housing will be required, calculated in accordance with the current prevailing target rate and related to the floorspace of the dwelling;or,
 - c. in the case of an additional dwelling to provide further accommodation for a worker who is required to be present at the business enterprise for the majority of the time, a functional need is demonstrated and the dwelling is treated as affordable housing, including size restrictions. If a new dwelling is permitted and subsequently no longer required as an essential rural workers' dwelling, it will be made available as an affordable dwelling, unless it can be demonstrated that it would not be suitable. Where unsuitability is demonstrated, a financial contribution to the provision of affordable housing, equivalent to 50% of the difference in the value between the affordable and market dwelling will be required.

Comment [cc1171731]: Amendment proposed in CD29 Schedule of proposed minor mods

Comment [cc1171732]: From English heritage SOCG

Comment [cc1171733]: Changes proposed in response to examination session

Comment [cc1171734]: Amendment proposed in CD29 Schedule of proposed minor mods

Comment [cc1171735]: Changes proposed in response to examination session

Comment [cc1171736]: Changes proposed in response to examination session

Comment [cc1171737]: Changes proposed in response to examination session

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Such dwellings will be subject to occupancy conditions. Any existing dwellings associated with the rural ~~enterprise business~~ may also be subject to occupancy restrictions, where appropriate. For primary and additional rural workers' dwellings permitted prior to the adoption of the Core Strategy in March 2011, where occupancy restrictions are agreed to be removed, an affordable housing contribution will be required in accordance with Policy CS11 at the current prevailing target rate and related to the floorspace of the dwelling.

4. In addition to the general criteria above, replacement dwelling houses will only be permitted where the dwelling to be replaced is a permanent structure with an established continuing residential use. Replacement dwellings should not be materially larger and must occupy the same footprint unless it can be demonstrated why this should not be the case. Where the original dwelling had been previously extended or a larger replacement is approved, permitted development rights will normally be removed;
5. The use of existing holiday let properties as permanently occupied residential dwellings will only be supported if:
 - a. the buildings are of permanent construction and have acceptable residential amenity standards for full time occupation; and,
 - b. the dwellings are restricted as affordable housing for local people; or,
 - c. the use will preserve heritage assets that meet the criteria in Policy CS5 in relation to conversions and an affordable housing contribution is made in line with the requirements set out in Core Strategy Policy CS11.

Comment [cc1171738]: Changes proposed in response to examination session

Explanation

4.54 New housing development will be focused in strategically agreed locations (as set out in Core Strategy Policy CS1) and Community Hubs and Clusters as identified in MD1. Local Plan policies however, also allow exception site dwellings and residential conversions in the countryside as sustainable housing solutions to meet recognised local housing needs or to help secure the future of buildings which are valued as heritage assets. The detailed criteria for the assessment and subsequent treatment of exception housing proposals are set out in the adopted Type and Affordability of Housing SPD and Core Strategy Policy CS5 sets out the framework for the consideration of residential conversions;

4.55 **Whilst permitted development provisions have been introduced allowing change of use of agricultural buildings to residential use from April 2014 , some proposals, including those within the AONB, Conservation Areas and relating to listed buildings, will be subject to planning control.** In addition to the requirements in MD13, to comply with Policy CS5, **proposals applications** for conversions to open market residential uses should provide evidence of: the buildings' merits, the scheme's contribution to local character, distinctiveness and sustainability improvements. Where appropriate, development should meet the higher standards of sustainable design set out in Core Strategy Policy CS6 and in MD2. ~~The conversion of buildings to open~~

Comment [cc1171739]: Amendment proposed in CD29 Schedule of proposed minor mods

~~market use will only be acceptable where the building is of a design and form which is of merit for its heritage/landscape value, minimal alteration or rebuilding is required to achieve the development and the conversion scheme would not compromise their significance as heritage assets or the local landscape character;~~

Comment [cc11717310]: Change proposed in response to examination session

4.56 The National Planning Policy Framework (NPPF) states that new isolated homes in the countryside should be avoided unless there are exceptional circumstances, including an essential need for a rural worker to live permanently at or near their place of work. The criteria for the evaluation of applications for rural workers' dwellings (including for temporary permissions) were set out in Annexe A of PPS7. This approach is comprehensive and well tested, setting out clear guidelines for applicants, and has been incorporated in existing Core Strategy Policy CS5 and in the Type and Affordability of Housing SPD, adopted in September 2012. The NPPF does not include the detailed assessment criteria set out in PPS7, therefore the inclusion of requirements in Policy MD7 and guidance in SPD will continue to provide necessary clarity for the consideration of applications for new rural workers' dwellings and for the removal of occupancy restrictions attached to existing dwellings, including with regard to the calculation of the appropriate financial contribution to provision of affordable housing;

Comment [cc11717311]: Change proposed in response to examination session

4.57 The Policy identifies two categories of rural workers' dwellings and sets out what the approach will be to each, including what conditions will be attached. These include occupancy conditions, limiting occupation to a rural worker meeting specified criteria and/or limiting the dwelling for occupation in conjunction with the rural business operation to which it relates, recognising that there may be more than one rural enterprise within a rural business. These conditions may be attached to existing unrestricted dwellings associated with the enterprise business, as well as the newly permitted unit, in order to prevent rural workers dwellings being lost from the available stock. The first type of rural worker's dwelling is the main house for the enterprise business (for agricultural enterprises businesses, traditionally the main farm residence) and the second relates to additional dwellings to provide for other workers who are employed by the business enterprise(s);

Comment [cc11717312]: Change proposed in response to examination session

Comment [cc11717313]: Change proposed in response to examination session

Comment [cc11717314]: Change proposed in response to examination session

4.58 For new primary dwellings, robust relevant financial and functional tests are required to assess need and viability, and the occupation of the dwelling will be appropriately limited by condition. It would be expected that the scale and type of dwelling proposed is closely related to the evidenced needs of the business and proportionate to the scale of the enterprise business. However, in recognition that it is the primary dwelling, potentially serving as a family home, and providing specialist accommodation such as business office and utility areas, there is no firm restriction on the size of the dwelling, although the applicant must be able to demonstrate that the cost of the dwelling can be funded solely by the business itself. In the eventuality that the dwelling is no longer required and sold on the open market, an affordable housing contribution will be required in accordance with Policy CS11 at the current prevailing target rate as set out in the Type and Affordability of Housing SPD. As the rate is applied to the floorspace of the dwelling, the larger the dwelling the greater the contribution. This is a more flexible approach than for additional rural workers' dwellings (see below) on the basis that the dwelling is

Comment [cc11717315]: Change proposed in response to examination session

Comment [cc11717316]: Change proposed in response to examination session

Comment [cc11717317]: Change proposed in response to examination session

Comment [cc11717318]: Change proposed in response to examination session

Comment [cc11717319]: Change proposed in response to examination session

the primary residence, is integral, may be tied to the business enterprise and its financing, and also that it may not be appropriate in design, type or location for sale as an affordable dwelling;

Comment [cc11717320]: Change proposed in response to examination session

4.59 The second category of rural workers dwelling, relating to the provision of further accommodation, is essentially a specialist type of affordable dwelling (as set out in Core Strategy Policy CS5) and will be treated in a similar way when considering proposals. However, in this case, should the dwelling no longer be required as an occupational dwelling, it is expected that it will normally become part of the affordable housing stock, either as an owner occupied or rented property. If a proposed sale of the property as an affordable dwelling to buyers meeting local needs criteria is not possible within an appropriate time frame, and the property is sold on the open market without affordable housing restrictions, there will be requirement that a financial contribution equivalent to 50% of the uplift in market value that is achieved through the removal of the restriction will be paid to the Council. These monies will be used by the Council to fund the provision of other affordable housing. This approach matches that which has been adopted by the Council for other owner occupied exception dwellings and is set out in the Type and Affordability of Housing SPD. The local needs exception policy mechanism also facilitates the delivery of affordable exception dwellings, not tied to a rural enterprise or business but in other appropriate locations to provide for evidenced local needs, and offers an alternative means of meeting the housing requirements of rural workers;

Comment [cc11717321]: Change proposed in response to examination session

4.60 The policy also clarifies the Council's approach regarding affordable housing contributions in relation to the removal of occupancy conditions on essential rural workers' dwellings permitted prior to the adoption of the Core Strategy in March 2011. In these cases, as with new primary dwellings, an affordable housing contribution will be required in accordance with Policy CS11 at the current prevailing target rate and related to the floorspace of the dwelling, reflecting that the effect of the removal of the conditions is the creation of a new unrestricted dwelling in the countryside. **An affordable housing contribution will however not be required from pre-existing dwellings which have retrospectively become subject to occupancy conditions as a result of a planning approval for a new rural workers dwelling for the enterprise or business.**

Comment [cc11717322]: Amendment proposed in CD29 Schedule of proposed minor mods

4.61 The control of replacement of dwellings in the countryside needs to be considered in conjunction with the general criteria in the policy below which also highlights and addresses visual, heritage loss and other impacts associated with proposals for replacement buildings. In the case of residential properties, there is additionally the objective of regulating the size of replacement properties in order to limit the tendency towards the provision of larger dwellings in the countryside and to maintain a mix of dwelling types. Further explanation is provided in the Type and Affordability of Housing SPD;

4.62 Holiday lets are essentially residential properties in the countryside which are limited in the extent of their occupation by conditions attached to the planning permission. They encompass a wide range of building types, from chalets to barn conversions, and may have been supported, as dwelling units in the countryside, on the basis of their contribution to economic sustainability, in particular the local tourism base. The policy sets out the criteria that will be

taken into consideration when applications are received to use holiday properties as permanent dwellings. It seeks to limit potential full time occupation to appropriately located, permanent dwellings meeting relevant building regulations and other housing standards. Thus permanent occupation of structures such as caravans and chalets would not normally be appropriate. Additionally in accordance with the tourism policy MD11 applicants will also need to justify that the loss of the properties would not have a significant adverse impact on the local visitor economy. Where it is accepted that a full time dwelling is appropriate, the preference will be for a change to an affordable dwelling. Open market residential use will only be accepted where the conversion has met the criteria set out in [Policies CS5 and MD13](#) and retains identifiable heritage value. [Where additional alterations are proposed these must respect the significance of the heritage asset, its setting and the local landscape character.](#) An affordable housing contribution at the current prevailing rate will also be required, if it has not been previously paid, as it would with the creation of any new market dwelling. Further guidance is provided in the Type and Affordability of Housing SPD.

Comment [cc11717323]: From English Heritage SoCG