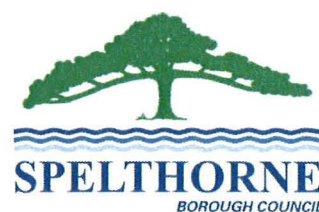


**Core Strategy and Policies
Development Plan Document**

Adopted 26 February 2009

**Planning and Housing Strategy
Spelthorne Borough Council
Council Offices
Knowle Green
Staines
TW18 1XB**



DETAILED POLICIES

Providing for New Housing Development

- 6.10 There are no infrastructure constraints requiring housing to be phased or controlled in the rate it comes forward. There are no very large sites of many hundreds of houses which could cause particular short-term delivery issues. The Council will take a proactive approach to ensure that the housing allocation is delivered in a way that is consistent with other aspects of the Core Strategy. Policy HO1 sets out the mechanisms the Council will use to ensure the delivery of at least 3320 dwellings over the period 2006-2026 as required by Policy H1 of the draft Regional Spatial Strategy for the South East at an average rate of 166 dwellings per annum.
- 6.11 The policy identifies a range of measures including the promotion of specific sites through Allocations DPDs, producing planning briefs, encouraging housing generally on suitable sites, including mixed use schemes, using poorly located employment land, using land effectively and resisting the loss of housing.
- 6.12 The Allocations DPD will make a significant contribution to ensuring that, with outstanding planning permissions and other large sites identified in the housing trajectory, the Council has at least 10 years worth of developable sites. Housing sites included in any Allocations DPDs will accord with the spatial strategy and policies of this DPD.
- 6.13 The Council will closely monitor the provision of housing through its Annual Monitoring Report and its housing trajectory to ensure that the draft Regional Spatial Strategy for the South East housing requirements for the Borough are met. Where a shortfall in delivery is predicted and cannot be remedied by actions identified within Policy HO1, the contingency measures identified in Policy HO2 will be followed.

Policy HO1: Providing for New Housing Development

The Council will ensure provision is made for housing by:

- a) promoting the development of specific sites for housing through Allocations DPDs,
- b) producing planning briefs where appropriate as Supplementary Planning Documents, to give further encouragement to the development of allocated sites and to give additional guidance on the appropriate form development should take,
- c) encouraging housing development, including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose taking into account other policy objectives,
- d) encouraging the inclusion of housing in mixed use schemes where housing can be accommodated in an acceptable manner without compromising other planning objectives,
- e) encouraging the redevelopment for housing of poorly located employment land provided the site is suitable for housing,
- f) encouraging the redevelopment of existing areas of poor quality housing,
- g) ensuring effective use is made of urban land for housing by applying Policy HO5 on density of development and opposing proposals that would impede development of suitable sites for housing,
- h) opposing developments that involve a net loss of housing, unless it can be demonstrated that the benefits of the development outweigh the harm.