

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting16th April 2009

1. Title of Item/Report

Strategic Housing Land Availability Assessment

2. Record of the Decision

The first Strategic Housing Land Availability Assessment (SHLAA) had been published on 20th October 2008. SHLAA was the key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. The assessment was required by national planning policy, set out in Planning Policy Statement 3: Housing (PPS3).

The national SHLAA Practice Guidance stated that the Assessment, once completed, should be regularly kept up-to-date (at least annually). Therefore, the 2008 SHLAA was now in the process of being reviewed and updated to produce the 2009 SHLAA.

An internal highways workshop focussing specifically on highways to assess the SHLAA sites was held on 19th February 2009. An internal stakeholder workshop to assess the SHLAA sites within a framework of suitability, availability and achievability had been held on 5th March 2009. Cabinet was provided with a schedule of sites with the internal stakeholder assessment, the schedule of sites discounted as being unlikely to yield 10 dwellings or more and the schedule of sites with designations to which zero housing potential has been ascribed. It was intended to consult externally on the assessment over the five-week period Friday 8th May to Friday 12th June 2009.

Cabinet was advised of the comments expressed by Planning Committee following its consideration of the SHLAA at its meeting held on 8th April 2009. Those comments related primarily to concerns regarding a lack of community representation on the Steering Group; and the envisaged role of developers on the same group. The Head of Planning Services explained that the SHLAA was part of the evidence base for the LDF and it was important (in order for it to be credible and robust) that it was a purely technical exercise. Determination of relevant; and an appropriate number; of community representatives was also difficult to achieve whilst maintaining a 'manageable' number on the Steering Group. Therefore,

the officer stated that it would not be appropriate to have community representation on the Steering Group. The officer added that the five-week consultation period and stakeholder event would provide the opportunity for community views on the assessment. The role of developers on the Steering Group; and how any conflict of interest situation was reconciled; was also clarified. Members expressed concern that all schools contained within the schedule of sites with the internal stakeholder assessment should be consistent and that Blakeston School should refer to buildings and hardstanding only; and that the estimated yield of properties be reassessed accordingly.

RECOMMENDED to Council that:-

- i) The contents of the report be noted.
- ii) The schedule of sites with the internal stakeholder assessment be amended to be consistent in reference to each school and that Blakeston School should refer to buildings and hardstanding only; and that the estimated yield of properties be reassessed accordingly.
- iii) The process for internal assessment of suitability, availability and achievability for external consultation over the five-week period Friday 8th May to Friday 12th June, be endorsed.
- iv) Endorse the assessment of sites unlikely to yield 10 dwellings or more for external consultation over the five-week period Friday 8th May to Friday 12th June.

3. Reasons for the Decision

The first Stockton-on-Tees SHLAA was published in October 2008 and is now in the process of being updated as required by the national Practice Guidance. The national Practice Guidance emphasises the importance of partnership working in the production of a SHLAA and this is reflected in both the regional and Tees Valley SHLAA implementation guides. Accordingly, a steering group comprising representatives of key stakeholders such as the Home Builders Federation, Registered Social Landlords and relevant SBC teams such as Development Services is guiding the production of the 2009 SHLAA.

The steering group met on 15 December 2008 to agree the process for producing the 2009 SHLAA. It was agreed that it would include a highways workshop, an internal stakeholder workshop and a key stakeholder event. The SHLAA is a background document that informs the preparation of Development Plan Documents (DPDs) rather than an actual DPD itself. There is, therefore, no statutory consultation requirement for public consultation. However, the public and professional consultees will have the opportunity to comment during the five-week

consultation period through e-mail or written comments. It is important to note, however, that such comments should specifically relate to the framework of suitability, availability and achievability that is used for the SHLAA. Comments relating to whether or not a site should be allocated for housing are not relevant in relation to the SHLAA as this is considered through the DPD process. There will also be a key stakeholder event. The key stakeholder event will be run consist of two parts run consecutively. The first part will be scheduled for early/mid afternoon and will be open to professional stakeholders such as developers, planning consultants, agents, the Environment Agency and the Highways Agency as well as landowners. The second part will be scheduled for late afternoon / early evening and will be open to Councillors and the general public. The steering group will seek to come to a conclusion about any contentious sites following the close of the consultation period and the holding of the key stakeholder event.

4. Alternative Options Considered and Rejected

None

5. Declared (Cabinet Member) Conflicts of Interest

Councillor Cook declared a personal, non-prejudicial interest in respect of this item as he was a governor of a school identified within the SHLAA.

Councillor Nelson declared a personal, non-prejudicial interest in respect of this item as he was a governor of a school identified within the SHLAA.

Councillor Mrs Beaumont declared a personal, non-prejudicial interest in respect of this item on the grounds of her role as a Parish Council member affected by the consultation process.

Councillor Cunningham declared a personal, non-prejudicial interest in respect of the item on the grounds of his non executive role with North tees and Hartlepool NHS Trust.

6. Details of any Dispensations

Not applicable

7. Date and Time by which Call In must be executed

Not applicable

Proper Officer
20 April 2009