

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting17th December 2009

1. Title of Item/Report

Strategic Housing Land Availability Assessment

2. Record of the Decision

Members considered a report that presented the Council's Strategic Housing Land Availability Assessment (SHLAA).

Cabinet noted that the SHLAA was an essential part of the evidence base for the LDF. It was important to note that it was a technical exercise and that an assessment of a site as deliverable or developable in no way inferred that planning permission for housing development would be granted on the site or that the site would ever be allocated for housing. The purpose of the SHLAA was to determine potential housing sites. It was for the plan-making process to determine which sites were allocated.

The first Stockton-on-Tees SHLAA was published in October 2008. The national Practice Guidance stated that the assessment, once completed should be regularly updated (at least annually) as part of the Annual Monitoring Report exercise, to support the updating of the housing trajectory and the five-year supply of specific deliverable sites.

The broad methodology for carrying out a SHLAA was set out in the national Practice Guidance. The national Practice Guidance set out 10 steps needed to complete a SHLAA but it did not provide the detail for all of those. The Tees Valley authorities had, in collaboration with key stakeholders such as the Home Builders Federation (HBF) and Registered Social Landlords (RSLs), produced the Tees Valley SHLAA Implementation Guide to provide the detail (published in February 2008). This work also contributed to the development of the North East SHLAA Regional Implementation Guide (published in March 2008) ensuring that the two guides were closely aligned.

The national Practice Guidance required that key stakeholders should be involved at the outset of the Assessment, so that they could help shape the approach to be taken. Therefore, as with the 2008 SHLAA, a steering group had been established with representatives from the HBF, RSLs, a land and property agent/surveyor and Tees Valley Wildlife Trust as well

as from the Council's Spatial Planning, Development Services and Regeneration teams.

The steering group met on 15th 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. It was also agreed that the key stakeholder event should form part of a consultation period in which LDF consultees would also be given the opportunity to comment on the internal stakeholder site assessments.

The consultation period ran from 8th May to 12th June 2009. Both public and professional consultees had the opportunity to comment through e-mail or written comments. The key stakeholder event was ran as a "drop-in" event and held on 1st June.

Following the close of the consultation period and the holding of the key stakeholder event the steering group met on 23rd June 2009 in order to come to a conclusion about any "contentious" sites. A site was regarded as contentious if comments were received through the consultation process that express a different view from the internal stakeholder assessment. Minutes of the steering group were provided to members as was a schedule of comments received during the consultation period, together with the steering group responses.

RECOMMENDED to Council that:-

1. the contents of the report be noted.
2. the Stockton-on-Tees 2009 Strategic Housing Land Availability Assessment Report be approved for publication.
3. Reasons for the Decision

The national SHLAA Practice Guidance states that the Assessment, once completed, should be regularly kept up-to-date (at least annually). Therefore, the 2008 SHLAA has been reviewed and updated to produce the 2009 SHLAA.

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

guided the production of the 2009 SHLAA.

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4. Alternative Options Considered and Rejected

None

5. Declared (Cabinet Member) Conflicts of Interest

Councillor Mrs Beaumont declared a personal non prejudicial interest in the Item entitled Strategic Housing Land Availability Assessment as she was a member of Castle Levington and Kirk Levington Parish Council.

6. Details of any Dispensations

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

Not applicable

Proper Officer
21 December 2009