

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting20th May 2010

1. Title of Item/Report

Strategic Housing Land Availability Assessment

2. Record of the Decision

Cabinet considered a report relating to the Strategic Housing Land Availability Assessment (SHLAA).

Members were reminded that the national SHLAA Practice Guidance stated that the Assessment, once completed, should be regularly kept up-to-date (at least annually). The 2010 update of the SHLAA was now being undertaken.

An internal highways workshop focussing specifically on highways to assess the SHLAA sites was held on 24 March. An internal stakeholder workshop to assess the SHLAA sites within a framework of suitability, availability and achievability was held on 29 March. A schedule of sites with the internal stakeholder assessment had been placed in the Members' Library (conurbation and peripheral sites followed by those in the rural area). The schedule of sites discounted as being unlikely to yield 10 dwellings or more and sites with designations to which zero housing potential has been ascribed was provided. It was explained that it was intended to consult externally on this assessment over the four-week period Monday 19 July to Friday 13 August. Maps detailing the locations of all sites being assessed were provided.

A call for new sites to be included in the 2010 SHLAA update was undertaken in early 2010 with the deadline for submissions being 12th February 2010. This resulted in 10 new sites being included in the SHLAA assessment:-

- . SHLAA 91 - Land east of Drovers Lane, Redmarshall
- . SHLAA 92 - Land off Leeholme Road, Billingham
- . SHLAA 93 -Land south west of Preston Cemetery
- . SHLAA 94 - Land north of Pennypot Farm
- . SHLAA 95 - Land north of Durham Lane Industrial Estate
- . SHLAA 96 - Land at Darlington Back Lane
- . SHLAA 97 - Land at A689 Roundabout (Site 1)

- SHLAA 98 - Land at A689 Roundabout (Site 2)
- SHLAA 99 - Land at A689 Roundabout (Site 3)
- SHLAA 100 - Land east of Yarm Station

Cabinet noted that site 57 'Land at Smith's Farm' had an amended boundary. In addition, site 87 'Bowesfield Riverside Phase 1' from the 2009 SHLAA had been split into two separate sites for the 2010 update; these being SHLAA 57 'Bowesfield Riverside Phase 1 (East)' and SHLAA 101 'Bowesfield Riverside Phase 1 (West)'.

RECOMMENDED to Council that

1. the contents of the report be noted.
2. the internal assessment of suitability, availability and achievability for external consultation over the four-week period Monday 19 July to Friday 13 August be endorsed
3. the assessment of sites unlikely to yield 10 dwellings or more for external consultation over the four-week period Monday 19 July to Friday 13 August be endorsed

3. Reasons for the Decision

To progress issues relating to Strategic Housing Land Availability Assessment (SHLAA).

4. Alternative Options Considered and Rejected

None

5. Declared (Cabinet Member) Conflicts of Interest

None

6. Details of any Dispensations

Not applicable

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

Not applicable

Proper Officer
24 May 2010