

AGENDA ITEM

**REPORT TO PLANNING
COMMITTEE**

2nd JULY 2008

**CORPORATE DIRECTOR OF
DEVELOPMENT AND
NEIGHBOURHOOD SERVICES**

**LOCAL DEVELOPMENT FRAMEWORK:
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT**

SUMMARY

1. This report informs members on the content of the consultation draft of the Strategic Housing Land Assessment and of the consultation intended on the document.

RECOMMENDATIONS

2. Members are recommended to: -
 - i) Note the contents of this report;

DETAIL

3. The Strategic Housing Land Availability Assessment (SHLAA) will be part of the evidence base for the Stockton-on-Tees Local Development Framework. In particular, it is relevant to the Core Strategy Development Plan Document (DPD) and the Regeneration DPD. The Core Strategy DPD will set out how the Council proposes to distribute and phase new housing provision in general terms. The Regeneration DPD will allocate specific sites that are consistent with this approach.
4. Following Kate Barker's Review of Housing Supply (which called for an increased rate of housebuilding) Planning Policy Statement 3: Housing (PPS3) introduced a new approach to planning for housing. PPS3 requires Local Planning Authorities to demonstrate a 15-year supply of housing land from the date of the adoption of the relevant local development document. In the case of Stockton-on-Tees the relevant document is the Core Strategy DPD. This is scheduled for adoption in 2009 which means that the time frame for the study has extended to 2024. The Stockton-on-Tees SHLAA is a technical study required by PPS3 to support the new approach.
5. The broad methodology for the SHLAA is set out in the national Practice Guidance. This requires potential housing sites to be tested according to a framework of suitability (is the site a suitable location for housing?), availability (is it available now or is there a reasonable prospect of it becoming available?) and achievability (is there a reasonable prospect of housing being achieved on the site?). Sites have been identified both by the study team and externally (promoted by consultants). All sites have been assessed other than those below the minimum site size threshold (0.4 hectares) or that Government policy or law indicates are inappropriate for residential development.

6. The Report shows that Stockton Borough has a “rolling” 5-year supply of housing land based on sites with planning permission that have been assessed as deliverable and that this is maintainable until 2016. However, in terms of the Regional Spatial Strategy timeline the maintenance of a “rolling” 5-year supply of housing land will require new housing provision to be made for the periods 2016 to 2021 and 2021 to 2024.
7. For the period 2016 to 2021, a significant supply is projected from existing commitments but this source is not sufficient to meet the whole of the requirement for that period. This means that there is a requirement for new housing provision to be made for the period 2016 to 2021 to meet the RSS requirement of 2650 dwellings.
8. The national guidance for the production of a SHLAA emphasises the need for a partnership approach. A Steering Group has guided the Stockton SHLAA. Membership has included representatives from the Home Builders Federation, Registered Social Landlords and a local estate agent. The draft final summary document has now been produced. It is considered that, in order to ensure the approach to production of the SHLAA is robust, it is essential that the document is the subject of public consultation. It is proposed, therefore, to make the document available on the Council’s website for a period of three weeks, with comments invited, and to distribute copies of the document to public libraries also with an invitation to comment.

VIEWS OF THE LOCAL DEVELOPMENT FRAMEWORK MEMBER STEERING GROUP

8. In preparing the SHLAA, the LDF Member Steering Group has been kept informed of progress and invited to comment on the process. At the Member Steering Group held on 27 May it was requested that steps be taken to ensure that all members are briefed about the SHLAA. This reflected concerns expressed that the public could easily misinterpret the purpose of the exercise. A drop-in session for members (at which officers will be present to answer any concerns) has therefore been organized for 2.30 to 5.00pm on Wednesday 2nd July at the Conference Room at Gloucester House, Church Road. Members will be informed about this by e-mail.

THE NEXT STEPS

9. Subject to authorization the draft final report of the SHLAA will go out to public consultation for the three-week period 28th July to 15th August.
10. Feedback from the consultation process will be fed into the final report which will be submitted for approval to Cabinet.

RECOMMENDATIONS

13. Members are recommended to:
 - i. Note the contents of this report;

Corporate Director of Development and Neighbourhood Services.

Name of Contact Officer: Matthew Clifford
Post Title: Principal Planning Officer, Spatial Planning Section
Telephone No. 01642 526049
Email Address: matthew.clifford@Stockton.gov.uk

Background Papers:

Planning Policy Statement No 3: Housing

Financial Implications – N/A

Environmental Implications – N/A

Community Safety Implications – N/A

Human Rights Implications – The provision of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report

Ward and Ward Councillors – N/A