

**AGENDA ITEM**

**REPORT TO PLANNING  
COMMITTEE**

**25 November 2009**

**CORPORATE DIRECTOR OF  
DEVELOPMENT AND  
NEIGHBOURHOOD SERVICES**

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

**SUMMARY**

1. Members will recall that the Strategic Housing Land Availability Assessment (SHLAA) is in the process of being updated. The annual updating of SHLAA work is a requirement of the Government's guidance. The 2009 SHLAA is now complete. A copy of the document will be available in the Members library from Thursday onwards. This report sets out a brief summary of the process of producing the SHLAA.

**DETAIL**

2. 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.
3. 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.
4. 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. 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.
5. The consultation period ran from 8th May to 12th June. Both public and professional consultees had the opportunity to comment through e-mail or written comments. The key stakeholder event was run as a "drop-in" event and held on 1st June.
6. Following the close of the consultation period and the holding of the key stakeholder event the steering group met in order to come to a conclusion about any "contentious" sites. A site is regarded as contentious if comments are received through the consultation process that express a different view from the internal stakeholder assessment.

## **THE NEXT STEPS**

7. Following consideration by planning committee the report will be referred to Cabinet on 17 December 2009. Some minor amendments may be made to the final report before it is referred to Cabinet.

## **RECOMMENDATION**

8. Members are recommended to:
  - i) Note the content of the report

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### **Background Papers**

Planning Policy Statement No 3: Housing  
Strategic Housing Land Availability Assessment Practice Guidance

### **Financial Implications**

The cost of the SHLAA study is being met from internal resources.

**Environmental Implications – None.**

**Community Safety Implications – None**

**Human rights Implications –** The provision of the European Convention of Human Rights 1950 has been taken into account in the preparation of this report.

**Ward and Ward Councillors –** All ward Councillors will be e-mailed a web-link to document, together with an explanation of the purpose of the document.