

AGENDA ITEM

**REPORT TO PLANNING
COMMITTEE**

12 January 2011

**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 2010 SHLAA is now complete. The assessment has shown that Stockton Borough has a 5-year supply of deliverable housing land based on sites with planning permission that have been assessed as deliverable and that current commitments (using a base date of 1 April 2010) meet housing requirements up to 2020. This report sets out the process by which the 2010 SHLAA has been produced. The document is available on E-genda and in the electronic section of the Member's Library. A hard copy is also available in the Member's Library.

DETAIL

2. In order for Local Planning Authorities to identify sufficient land to meet the housing demand determined by the Regional Spatial Strategy, Planning Policy Statement 3: Housing sets out the requirement for Local Planning Authorities to carry out a Strategic Housing Land Availability Assessment (SHLAA).
3. The Stockton SHLAA comprises part of the evidence base supporting the production of the Stockton Local Development Framework, and in particular the allocation of sites in the Regeneration Development Plan Document.
4. The first Stockton-on-Tees SHLAA was published in October 2008. The national Practice Guidance states 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.
5. 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, and SBC teams that have relevant professional expertise and knowledge, such as the Development Services and Regeneration teams, guided the production of the 2010 SHLAA.
6. The steering group agreed by e-mail the process for producing the 2010 SHLAA. The project plan follows the same format (call for sites - highways site assessment workshop - internal stakeholder site assessment workshop - consultation on site assessments - steering group come to a conclusion about "contentious" sites) that was agreed for the 2009 SHLAA. However, the following amendments were agreed:

- The consultation period was four weeks (it was previously five). This took into consideration that the majority of sites would not be new sites.
 - A “drop-in” event was held as part of the consultation for the 2009 SHLAA. This was recommended as best practice following a drop-in event held jointly by Sunderland and South Tyneside councils for their SHLAAs. However, despite all LDF consultees being notified of the event, attendance was poor (about ten people). No developers or landowners attended the event and only two consultants did so. The other attendees, apart from two Members, were all local residents from the same village. It was considered that there was insufficient justification for the cost of booking a venue and the officer time that is required to prepare for and staff a drop-in event when both the number and range of attendees is so limited. Therefore, for the 2010 SHLAA it was agreed to advertise, as part of the consultation, two half-day periods when any consultee could book half an hour to speak to an officer about a SHLAA site. This was instead of a drop-in event.
7. The consultation period ran from 19th July to 13th August. Both public and professional consultees had the opportunity to comment through e-mail or written comments.
 8. Following the close of the consultation period the steering group met on 1st September 2010 in order to discuss “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.
 9. At the meeting the steering group agreed with the draft internal stakeholder assessment of all of the contentious sites, except for two sites where further information was requested. Following further consultations with steering group members by e-mail, the following amendments were agreed to the draft internal stakeholder assessment of the two sites concerned:
 - SHLAA site 15: Land at Little Maltby Farm: The site has been re-assessed as developable following the submission of information regarding highways access.
 - SHLAA site 87: Bowesfield Riverside Phase 1 (East): The site has been re-assessed as developable. However, the amount of developable land will be limited to the area outside the 1-in-100 year flood extent. This will limit the yield to approximately 18 dwellings.
 10. Appendix 3 of the SHLAA Report contains the comments received during the consultation period together with the steering group responses.

THE NEXT STEPS

11. Following consideration by planning committee the report will be referred to Cabinet on 20 January 2010.

RECOMMENDATION

12. 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.