

AGENDA NO.

**REPORT TO PLANNING
COMMITTEE**

**DATE: 12 September
2011**

**CORPORATE DIRECTOR OF
DEVELOPMENT AND
NEIGHBOURHOOD
SERVICES**

**DRAFT REPORT – STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT;
2011 UPDATE**

SUMMARY

- 1 The first Strategic Housing Land Availability Assessment (SHLAA) was published in 2008 and has subsequently been updated on an annual basis. The 2011 SHLAA update is in the process of being undertaken. It is intended to publish the initial draft assessment of sites for consultation. The consultation period will be 6 weeks. This report provides explains the role and purpose of the SHLAA and provides an overview of the process by which the SHLAA report is produced.

RECOMMENDATION

That Members:

- 1 Note the content of the report.

DETAIL

- 2 The primary role of the SHLAA is to:
 - Identify sites with potential for housing;
 - Assess their housing potential; and
 - Assess when they could be developed.
- 3 The broad methodology for the SHLAA is set out in the CLG Practice Guidance. This requires potential housing sites to be tested according to the following framework:
 - Suitability - is the site a suitable location for housing?
 - Availability - is it available now or is there a reasonable prospect of it becoming available?
 - Achievability - is there a reasonable prospect of housing being achieved on the site?
- 4 The status of the SHLAA is that it is a technical exercise that forms part of the evidence base for producing the documents that comprise the Local Development Framework. The SHLAA does not allocate sites for development or imply that planning permission will be granted.

- 5 The requirements for producing a SHLAA are set out in more detail in Strategic Housing Land Assessments: Practice Guidance (Communities and Local Government July 2007). There is also a North East England Regional SHLAA Implementation Guide (North East Assembly, March 2008) and Strategic Housing Land Availability Assessments: The Tees Valley Guide to Implementing the National Guidance (Tees Valley Joint Strategy Unit, 2008).
- 6 The national guidance advocates a partnership-based to ensure a joined-up and robust approach involving key stakeholders. Consistent with the advocated partnership-based approach, a SHLAA steering group has been established. Membership of the steering group is comprised as follows:
 - A Principal Planning Officer, Spatial Planning (SBC)
 - The Traffic and Road Safety Manager, Technical Services (SBC)
 - The Development Services Manager (SBC)
 - The Regeneration Projects Manager (SBC)
 - Two representatives of the Home Builders Federation (HBF)
 - Two representatives of Registered Social Landlords
 - A land and property agent
 - The Director of Tees Valley Wildlife Trust
- 7 The documents that are being consulted upon consist of the following:
 - An overview report (Appendix 1)
 - The schedule of the draft site assessments undertaken by local authority officers:-
 - Draft Site Assessments of Core & Urban Extension Sites (Appendix 2)
 - Draft Site Assessments of Village Sites (Appendix 3)
 - Sites assessed as having zero housing potential (Appendix 4)
- 8 There are two sources of sites for the SHLAA. These are as follows:
 - Sites identified by local authority officers.
 - Sites submitted externally by landowners, agents and planning consultants. Each update to the SHLAA includes a 'call for sites' inviting submission of new sites.
- 9 The process by which the draft schedule of sites was produced is as follows:
 - Two internal highways workshops focussing specifically on highways to assess the SHLAA sites have been undertaken
 - Two internal workshops to assess the SHLAA sites within a framework of suitability, availability and achievability have been undertaken

THE NEXT STEPS

- 10 Following consideration by LDF Member Steering Group and Planning Committee the schedule of draft site assessments and the overview report will be published for consultation.
- 11 Following the close of the consultation period and the consideration of any contentious sites by the steering group, the SHLAA 2011 Report will be produced. A contentious site is a site on which comments are submitted through the consultation process which differs with the draft internal assessment of the site. The steering group then considers the comments and seeks to come to a conclusion about the site.

RECOMMENDATION

Members are recommended to: -

1. Note the content of the report.

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Background Papers - NA

Financial Implications – NA

Environmental Implications- N/A

Community Safety Implications – N/A

Human Rights Implications - The provisions of the European Convention of Human Rights 1950 has been taken into account in the preparation of this report.

Ward and Ward Councillors –

All Wards and Ward Councillors