



WARDS AFFECTED: ALL WARDS

1. **PURPOSE OF REPORT**

- 1.1 To seek approval of the Hinckley and Bosworth Strategic Housing Land Availability Assessment Review 2013 which will be used as evidence to inform the Site Allocations and Development Management Policies DPD.
- 1.2 Due to the size of the Review copies are available from the author of this report upon request.

2. **RECOMMENDATION**

- 2.1 That the Executive note the findings of the Review and approves it to be used as part of the evidence base for the pre-submission version of the Site Allocations and Development Management Policies DPD.

3. **BACKGROUND TO THE REPORT**

Purpose of the Strategic Housing Land Availability Assessment (SHLAA)

- 3.1 Local planning authorities should have a clear understanding of housing needs in their area. Paragraph 159 of the National Planning Policy Framework (DCLG, March 2012) states that local planning authorities should “prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period”. The completion of a SHLAA should enable local planning authorities to:

- Identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements; and
- Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

- 3.2 The Hinckley and Bosworth SHLAA Review 2013 provides background evidence on the potential supply of housing within the Borough to underpin and inform its Local Plan for the period to 2026. The 2013 Review comprehensively assesses and updates the existing SHLAA Review which dates from autumn 2010. The 2013 Review continues to utilise a joint methodology comprising authorities in the Leicester and Leicestershire Housing Market Area first devised in 2007 and utilised for all subsequent SHLAA's.

Findings of the Review

- 3.3 The 2013 SHLAA Review has provided a number of core outputs:
- It identifies sites with potential for housing comprising a list of sites, cross-referenced to maps showing locations and boundaries;
 - It assesses the potential quantity of housing that could be delivered on each identified site;

- It identifies constraints on the delivery of identified sites; and
 - It provides an assessment of the deliverability of each identified site to determine when a site is realistically expected to be developed. Sites are categorised as being developable and deliverable within 0-5 years, developable within 6-10 years or 11+ years, or non-developable if there are constraints to delivery that cannot be overcome.
- 3.4 Over 800 sites have been assessed within the Review. A quantity of approximately 17,000 dwellings on developable sites has been identified which far exceeds the Core Strategy housing requirement of 9,000 dwellings up to 2026. Sites that are identified as deliverable are included within the five-year housing land supply of specific deliverable sites, which is a requirement of paragraph 47 of the National Planning Policy Framework.
- 3.5 The Review will form a critical part of the evidence base for the Site Allocations and Development Management Policies DPD. The DPD will allocate the most appropriate developable sites for housing development to meet Core Strategy housing requirements for relevant settlements within the Borough, as evidenced by the Review.
- 3.6 The Council will seek to update the SHLAA annually as part of the Authority Monitoring Report (AMR) process. This will support the updating of the housing trajectory and the five-year supply of specific deliverable sites.

4. FINANCIAL IMPLICATIONS [KB]

- 4.1 This study has been carried out as part of existing budgets. In terms of wider financial implications, new development in the Borough will generate additional New Homes Bonus payable at 80% of the average Band D for Council Tax for the property for a period of 6 years. An additional £350 is payable for those homes deemed affordable. A revised trajectory of this funding will be produced following approval of the relevant documents.

5. LEGAL IMPLICATIONS [AB]

- 5.1 Contained in the body of the report

6. CORPORATE PLAN IMPLICATIONS

- 6.1 The report relates to the following Corporate Aim:

- Decent, well managed and affordable housing

7. CONSULTATION

- 7.1 Approximately 70 new or amended site submissions were received and included within the Review. Site submitters included members of the public, landowners, developers and planning agents.
- 7.2 Comments in regards to highways and ecology issues on all new submitted sites included in the Review were obtained from Leicestershire County Council. The Planning Policy and Regeneration Team undertook a consultation with all new site submitters to seek comments on the assessment of their site within the Review. Consultation with submitters where details in regards of their site had been amended was undertaken if appropriate.

8. RISK IMPLICATIONS

- 8.1 It is the Council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.
- 8.2 It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision / project have been identified, assessed and that controls are in place to manage them effectively.
- 8.3 The following significant risks associated with this report / decisions were identified from this assessment:

Management of significant (Net Red) Risks		
Risk Description	Mitigating actions	Owner
Failure to publish the Review would result in a lack of evidence for informing housing allocations in the Site Allocations and Development Management Policies DPD	Publication of the Review	Paul Grundy
Failure to publish the Review would result in a lack of compliance with Central Government Policy (Paragraph 159 of the National Planning Policy Framework identifies the requirement of local planning authorities to produce a SHLAA)	Publication of the Review	Paul Grundy

9. **KNOWING YOUR COMMUNITY – EQUALITY AND RURAL IMPLICATIONS**

- 9.1 This document forms part of the evidence base for the Site Allocations and Development Management Policies section of the Local Plan (2006-2026) which addresses the needs of both urban and rural areas equally and offers options in accordance with the spatial strategy of the Core Strategy.

10. **CORPORATE IMPLICATIONS**

- 10.1 By submitting this report, the report author has taken the following into account:
- Community Safety implications
 - Environmental implications
 - ICT implications
 - Asset Management implications
 - Human Resources implications
 - Planning Implications
 - Voluntary Sector

Background papers: Strategic Housing Land Availability Assessment Review 2013

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