

**STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT
REPORT OF DEPUTY CHIEF EXECUTIVE (COMMUNITY
DIRECTION)**



WARDS AFFECTED: ALL WARDS

1. PURPOSE OF REPORT

- 1.1 To seek approval of the Hinckley and Bosworth Strategic Housing Land Availability Assessment Review 2014 which will be used as evidence to inform the Site Allocations and Development Management Policies Development Plan Document (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 recommend that the Executive approves it to be used as part of the evidence base for the submission version of the Site Allocations and Development Management Policies DPD.

3. BACKGROUND TO THE REPORT

- 3.1 The SHLAA entails the assessment of parcels of land submitted by developers, landowners, agents etc. against criteria which are set out within the agreed Leicestershire wide methodology. The land put forward is not all owned or controlled by the Council, but Council owned land does feature within the SHLAA. Not all the land within the SHLAA will be allocated for development within the Local Plan. The SHLAA is one strand of evidence to assist in selecting the most appropriate sites for development in order to meet the Core Strategy requirements in the most sustainable way. The inclusion of land within the SHLAA does not mean that the land is allocated for development, or that planning permission will be granted.

Purpose of the Strategic Housing Land Availability Assessment (SHLAA)

- 3.2 Local planning authorities should have a clear understanding of housing needs in their area. Paragraph 159 of the National Planning Policy Framework (NPPF) (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 specific, deliverable sites for the first five years of a plan that accord with the NPPF;
 - Identify specific, developable sites for years 6-10, and where possible years 11-15, in plans to enable the five year supply to be topped up, and
 - Where it is not possible to identify specific sites for years 11-15 of the plan, indicate broad locations for future growth.
- 3.3 The Hinckley and Bosworth SHLAA Review 2014 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 2014 review comprehensively assesses and updates the existing SHLAA review which dates from autumn 2013. The 2014 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. Whilst this methodology remains relevant, all authorities are assisting in updating the joint methodology in the context of the NPPF and National Planning Practice Guidance, in line with Duty to Cooperate requirements.

Findings of the Review

- 3.4 The 2014 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.
- 3.5 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 [SJE]
- 4.1 Any costs associated with the production and updating of the SHLAA are expected to be met within existing budgets and so there are no additional financial implications expected at this time.
5. LEGAL IMPLICATIONS [MR]
- 5.1 None arising directly from the report.
6. CORPORATE PLAN IMPLICATIONS
- 6.1 The report relates to the following Corporate Aim:
- Creating a vibrant place to work and live
7. CONSULTATION
- 7.1 Fifteen 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 – None arising from this report
- Environmental implications – Contained within the SHLAA
- ICT implications - None arising from this report
- Asset Management implications – Council assets have been assessed within the SHLAA
- Human Resources implications - None arising from this report
- Planning Implications – Contained within the body of the report
- Voluntary Sector - None arising from this report

Background papers: Strategic Housing Land Availability Assessment Review 2014

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