

CHESHIRE EAST COUNCIL

Strategic Planning Board

Date of Meeting: 18th January 2012

Report of: Strategic Planning & Housing Manager

Subject/Title: **Strategic Housing Land Availability Assessment (SHLAA)**

Portfolio Holder: Cllrs David Brown & Rachel Bailey

1.0 Report Summary

1.1 This report provides information about the purpose and requirements of the Strategic Housing Land Availability Assessment and its use as part of the evidence base for the Cheshire East Local Development Framework and in the decision making process for planning applications.

2.0 Recommendation

2.1 That the Board notes the Report

3.0 Reasons for Recommendation

3.1 For information.

4.0 Wards Affected

4.1 All

5.0 Local Ward Members

5.1 All

6.0 Policy Implications

6.1 The Strategic Housing Land Availability Assessment is a technical document that assesses the potential of sites for housing development and will form part of the evidence base for the Cheshire East Local Development Framework. It does not include any recommendations about the selection of potential sites for future housing development.

6.2 The Strategic Housing Land Availability Assessment also includes an assessment of the 5 year supply of sites, which is reported in the AMR. The Strategic Housing Land Availability Assessment currently identifies that the Council has less than a 5-year supply of identified 'deliverable' housing sites. In the previous year this led to the Council producing the Interim Planning Policy on the Release of Housing Land.

7.0 Financial Implications

7.1 None.

8.0 Legal Implications

8.1 The Strategic Housing Land Availability Assessment has to meet the requirements of Planning Policy Statement 3: Housing, paragraph 55 states that Local Planning Authorities should:

- Identify specific, deliverable sites for the first five years of a plan that are ready for development, and to keep this up to date over time in response to market information;
- Identify specific, developable sites for years 6–10, and ideally years 11–15, in plans to enable the five year supply to be updated;
- Where it is not possible to identify specific sites for years 11–15 of the plan, indicate broad locations for future growth; and
- Not include an allowance for windfalls in the first 10 years of the plan unless there are justifiable local circumstances that prevent specific sites being identified.

8.2 Paragraph 57 goes on to states that ‘once identified, the supply of land should be managed in a way that ensures that a continuous five year supply of **deliverable** sites is maintained i.e. at least enough sites to deliver the housing requirements over the next five years of the housing trajectory.

9.0 Risk Management Implications

9.1 The Strategic Housing Land Availability Assessment has been undertaken following the methodology set out in Government guidance. Consultation has been undertaken with the Housing Market Partnership Strategic Housing Land Availability Assessment Task Group on more detailed issues in relation to the specific sites and agreement of the document will be sought from the Housing Market Partnership¹. Therefore there is unlikely to be any risk associated with the publication of this document.

10.0 Background

Purpose

10.1 The primary role of the Strategic Housing Land Availability Assessment is to:

- Identify sites with potential for housing;
- Assess their housing potential; and
- Assess when they are likely to be developed.

10.2 The Strategic Housing Land Availability Assessment is an important evidence source to inform plan-making, but does not in itself determine whether a site should be allocated for housing development. The Strategic Housing Land Availability Assessment provides background evidence on the potential availability of land in Cheshire East for housing and the choices available for delivering housing, through the Local Development Framework, particularly the Site Allocations and Policies document.

Methodology

10.3 The study includes sites that have been put forward by landowners and developers, with a capacity for 10 or more dwellings (generally sites of approx 0.3ha or more), both previously developed (PDL) and greenfield, within

¹ The Government requires that Housing Market Partnerships include representatives from the house building industry, Housing Associations and land and property agents.

settlements and adjacent to their limits. The Strategic Housing Land Availability Assessment has been undertaken to:

- Provide a consistent assessment of potential sites that have been submitted by land owners and developers;
- Consider factors affecting the developability of the site (e.g. flood risk, access);
- Assess the sustainability of the site in terms of accessibility to services; and
- Consider the deliverability of the site in terms of the need for / timescales for delivering infrastructure required (e.g. highway schemes).

10.4 Each of the sites put forward for inclusion in the Strategic Housing Land Availability Assessment has been assessed in relation to its 'deliverability', 'availability', 'suitability' and 'achieveability'. In order to be included within the 5 year supply the sites need to be 'deliverable', sites that are 'deliverable' have to:

- Be **Available** – the site is available now.
- Be **Suitable** – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities.
- Be **Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years.

10.5 This assessment has to be undertaken for all sites including sites that are allocated in Local Plans, are under construction or that have planning permission. A number of sites that are under construction or have planning permission have not been considered deliverable and these are detailed in Appendix 1. Some of these sites are currently being reviewed as part of the latest iteration of the SHLAA – and this is highlighted in the table where that is the case.

10.6 It should also be noted that due to the standard build rates applied within the Strategic Housing Land Availability Assessment, some sites will start to be developed within the 5 year supply but may continue to be developed over the next 10 or more years. Further details of the standard build rates are provided within Appendix 2. These build rates are indicative of current (difficult) market conditions – and do not necessarily reflect what can usually be achieved in normal market conditions.

Use of the Strategic Housing Land Availability Assessment

10.7 The decision making process for the allocation of sites for housing and other development will be the Cheshire East Local Development Framework Core Strategy and Site Allocations and Policies DPDs. The Cheshire East Core Strategy will consider options for the future development strategy for the Borough and may allocate strategic sites for development based on the evidence set out in this Strategic Housing Land Availability Assessment. The Cheshire East Sites and Policies Document will then allocate specific sites to deliver the Core Strategy.

- 10.8 Planning permission will also be required for development. Planning applications will continue to be treated on their own individual merits. They will be determined in accordance with planning policies contained within the adopted Development Plan, unless material considerations indicate otherwise.
- 10.9 However, where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites they should **consider favourably planning applications** for housing, having regard to the policies in PPS 3 particularly the considerations in paragraph 69.

Conclusion

- 10.10 A housing requirement of 1,150 net additional new dwellings per annum has been agreed by the Council, on the 18th October 2010, on an interim basis pending the preparation of the Local Development Framework Core Strategy. This equates to a 5 year supply figure of 5,750.
- 10.11 Just under 2,000 sites were considered as part of the Strategic Housing Land Availability Assessment, of these approximately 1,400 sites are considered suitable for housing during the next 15 years. The Strategic Housing Land Availability Assessment also identified 4,671 deliverable dwellings that were expected to come forward within the 1-5 year period, this equates to 4.06 years supply.
- 10.12 This document will be reviewed and updated annually.

11.0 Access to Information

- 11.1 The background papers relating to this report can be inspected by contacting the report writer:

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Appendix 1

What do terms 'deliverable', 'developable' and 'not currently developable' mean?

- The definition of **Deliverable** is that a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the Plan.
- The definition of **Developable** is that a site is in a suitable location for housing development and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.
- The definition of **not currently developable** is where it is not known when a site could be developed. This may be for example, because one of the constraints to development is severe, and it is not known if or when it might be overcome.

Ref	Site Address	Remaining Dwellings		Planning Status	SHLAA Status	Comment
		Gross	Net			
416	Land Adjacent 37 Havannah Street, Congleton	22 NOW 9	22 NOW 9	Full Planning Permission	Deliverable	Site currently has planning permission for 22 apartments. This scheme is no longer expected to happen. However, does have potential for 9 dwellings, and therefore it is considered to be deliverable for 9 dwellings.
3410	Land at Bombardier Transportation site, Dunwoody Way, Crewe (Part 2)	N/A	N/A	Full Planning Permission (for care home)	Not currently developable	Has planning permission for an 81 bed care home rather than dwellings. If this scheme doesn't come forward could still have potential for housing.
2601	Training Centre, Hill Street, Sandbach	14	14	Outline Planning Permission	Developable NOW DELIVERABLE	Buildings no longer in use and site clearance started therefore this site can now be amended to deliverable.
406	Victoria Mills, Macclesfield Road, Holmes Chapel	160	160	Outline Planning Permission	Developable	Site currently in use. Planning permission requires retention of Fine Arts business in Cheshire East.
2211	Council Depot, Newall Avenue, Sandbach	N/A	N/A	Current application (for extra care)	Not currently developable	Subject to a current planning application for 107 extra care apartments rather than dwellings. If this scheme doesn't come forward could still have potential for housing.
2727	Land Opposite Rose Cottages, Holmes Chapel Road, Somerford, Congleton	6	6	Outline Planning Permission	Developable NOW DELIVERABLE	Recent planning permission for part of the larger site. So reduced numbers but now amended to deliverable.
1963	Land contained by Victoria Street, Queensway, Chester Street &	200 NOW	200 NOW	Outline Planning Permission	Deliverable	For viability reasons 25 dwellings felt more realistic for the town centre redevelopment within Crewe.

Ref	Site Address	Remaining Dwellings		Planning Status	SHLAA Status	Comment
		Gross	Net			
	Gatefield Street, Crewe (Crewe Town Centre Scheme)	25	25			
2151	Site of Vernon County Infant School, Bulkely Road, Poynton	N/A	N/A	Outline Planning Permission (for extra care)	Not currently developable	Has planning permission for 73 extra care apartments rather than dwellings. If this scheme doesn't come forward could still have potential for housing.
437	Caravan Site, Park Lane & Flowery Nook, Mere Lane, Pickmere	3	1	Under construction	Developable	2 static caravans on site unlikely to be removed whilst still occupied, therefore not within next 5 years.
2479	Mossley House, Biddulph Road, Congleton	43	42	Under construction	Not currently developable	One developer interested in developing site for housing, however, another developer still appear to own site at present and may continue to look for an alternate use on the site.
3043	Development land off Rose Terrace, Crewe	N/A	N/A	Under construction (for extra care)	Not currently developable	Has planning permission for 86 extra care dwellings rather than housing.
2703	1-3 Chester Road, Holmes Chapel	N/A	N/A	Under construction (for care home and apartments)	Not currently developable	Erection of 50 Bed Care Home and 12 Close Care Apartments rather than housing.
2107	Crewe YMCA, Gresty Road, Crewe	N/A	N/A	Under construction (for YMCA replacement)	Not currently developable	Replacement YMCA.
943	Macclesfield Cricket Club, Victoria Road, Macclesfield	N/A	N/A	Awaiting S106 (for continuing care)	Developable	Has permission for the formation of continuing care retirement community comprising 60 care bedrooms, 42 care suites and 54 care apartments subject to the signing of S106 agreement. However, this has been subject to S106 for a while and therefore still has potential for housing development.
2118	St Anne's Lane, Welsh Row, Nantwich	N/A	N/A	Full Permission (for sheltered apartments)	Not currently developable	Has planning permission for 62 sheltered apartments rather than dwellings. If this scheme doesn't come forward could still have potential for housing.
250	Sandhole Farm, Hulme Walfield.	7	7	Under construction	Not currently developable	New B&B development has meant the remainder of the residential development will not proceed at present.
282	Land adjacent to 7 St Anns Road, Middlewich.	2	2	Full permission	Not currently developable	Unlikely to proceed due to retail redevelopment potential.
249	Moston Manor, Plant Lane, Moston.	5	5	Under construction	Developable	Construction of site has been stalled for a number of

Ref	Site Address	Remaining Dwellings		Planning Status	SHLAA Status	Comment
		Gross	Net			
						years.



Site status under review in updated SHLAA (changes shown in red)

Appendix 2

In relation to the delivery of the sites within the Strategic Housing Land Availability Assessment a consistent approach has been applied to all sites, dependent on the stage within the planning process and the size of the site. Alternative build rates have been considered where additional information has been provided or in line with any current planning permissions. It should be noted that sites that are considered to be developable will have the standard build rate applied within years six to ten. The build rates are kept under review by the Housing Market Partnership, to make sure that they accurately reflect the current market situation.

Build Rates (Based on market at 31st March 2011)				
Site Status		Site size / Number of Dwgs		Notes
		50 and Less	More than 50	
Under Construction	Lead in time	N/A	N/A	
	Build Rate (per annum)	15 dwgs	20 dwgs	Build rate applied to residual capacity.
Full Planning Permission / Reserved Matters	Lead in time	1.5 year	2 years	About one to one and half years for infrastructure dependent on site size and six months for first dwgs to come to completion.
	Build Rate	15 dwgs	20 dwgs	
Outline Planning Permission	Lead in time	2 years	2.5 years	About six months to achieve reserve matters, one to one and half years for infrastructure dependent on site size and six months for first dwgs to come to completion.
	Build rate	15 dwgs	20 dwgs	
Sites without permission	Lead in time (in accordance with current policy)	2.5 years	3 years	About one year for planning application and permission, one to one and half years for infrastructure dependent on site size and six months for first dwgs to come to completion.
	Lead in time (not in accordance with current policy)	As above but taken from the time when policy changed as part of Local Development Framework		
	Build rate	20 dwgs	25 dwgs	