

CHESHIRE EAST COUNCIL

Cabinet Member for Performance and Capacity

Date of Meeting: 15th November 2010
Report of: Strategic Director - Places
Subject/Title: Strategic Housing Land Availability Assessment
Portfolio Holder: Councillor David Brown

1.0 Report Summary

- 1.1 This report seeks agreement to the publication of the Strategic Housing Land Availability Assessment as part of the evidence base for the Cheshire East Local Development Framework.

2.0 Recommendation

- 2.1 That the Cabinet Member for Performance and Capacity approve
- (1) the publication of the Strategic Housing Land Availability Assessment;
and
- (2) the use of the document as part of the evidence base for the Cheshire East Local Development Framework.

3.0 Reasons for Recommendation(s)

- 3.1 The Strategic Housing Land Availability Assessment (SHLAA) is a key component of the evidence base; and to inform the development of housing policy within the Cheshire East Local Development Framework. This assessment is required by national planning policy, set out in Planning Policy Statement 3: Housing (PPS3).

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. This has led to the Council producing a Draft Interim Planning Policy on the Release of Housing Land, which is currently subject to consultation.

7.0 Financial Implications

- 7.1 None.

8.0 Legal Implications

- 8.1 This report 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 ie 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 and with the Housing Market Partnership Strategic Housing Land Availability Assessment Task Group on more detailed issues in relation to the specific sites. Therefore there is unlikely to be any risk associated with the publication of this document.

10.0 Background and Options

- 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.
- 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 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 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.
- 10.5 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.
- 10.6 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.
- 10.7 Just under 1,800 sites were considered as part of the Strategic Housing Land Availability Assessment, of these approximately 1,250 sites are considered suitable for housing during the next 15 years. The Strategic Housing Land Availability Assessment also identified 5,147 deliverable dwellings that were expected to come forward within the 1-5 year period, this equates to 4.48 years supply.

- 10.8 Therefore there are currently insufficient 'deliverable' sites to meet the five year supply requirement, consequently the Council is introducing the Interim Planning Policy on the Release of Housing Lane, to identify broad locations for future housing growth, pending the preparation of the Local Development Framework which will allocate areas and sites for future development.. This guidance, which is subject to consultation, has identified two broad locations for housing growth within the Borough: adjacent to the settlement of Crewe; and as part of mixed developments in town centres and regeneration areas to support the provision of employment, town centre and community uses.
- 10.9 It is anticipated that these broad locations will provide an additional 1,350 dwellings to the 5 year supply and consequently the 5 year supply total is increased to 6,097. This equates to 5.3 years supply.
- 10.10 This document will be reviewed and updated annually.

11.0 Access to Information

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

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