

Committee: LDF Working group

Agenda Item

Date: 8 March 2013

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Title: Strategic Housing Land Availability Assessment 2012

Summary

1. This Strategic Housing Land Availability Assessment (SHLAA) 2012 updates the SHLAA 2011, taking into account the annual Residential Land Availability Survey 2011-12 and any additional information received during the year.
2. The 2012 SHLAA considered 311 sites, which includes 31 new sites identified from representations received on the June 2012 consultation on Draft Proposals for a Local Plan.
3. This report sets out the key findings of the 2012 SHLAA. Detailed information is available on the website in the list of Background Studies

Recommendations

4. For information

Financial Implications

5. None

Background Papers

6. None

Impact

- 7.

Communication/Consultation	Available on website
Community Safety	N/A
Equalities	N/A
Health and Safety	N/A
Human Rights/Legal Implications	N/A

Sustainability	Sustainability implications are considered in each site assessment
Ward-specific impacts	All
Workforce/Workplace	N/A

Situation

1. The SHLAA is a study of potential housing on sites within the district over a 15 year period and reflects the period covered by the Council's 5-Year Land Supply Statement 2012. Year 1 is therefore 2013/14. Capacity deliverable prior to Year 1 is that estimated to be built on the SHLAA sites in the current year 2012/13.
2. The key findings of this report are that 5443 houses are deliverable and 3188 are developable as set out in the table below.

Capacity deliverable prior to Yr 1	Capacity deliverable Yr 1 - 5	Capacity Developable Yr 5-10	Capacity Developable Yr 10 - 15	Total
233	5210	2387	801	8631

3. Identification in the SHLAA does not indicate that these sites will be developed, or that sites currently outside the planning process will be allocated in the Local Plan or be granted planning permission. However, the assessment provides evidence that will be kept up to date and used to inform the preparation of the Local Plan. This will be in the context of the preparation of planning policies for creating sustainable, mixed communities and meeting future housing needs and requirements. This evidence may also be used for development management purposes.
4. The potential supply of 8631 dwellings on land for housing on identified deliverable and developable sites is more than adequate to meet the outstanding requirement of 5734 dwellings, which is the requirement 2011 – 2026 minus completions 2011/12 as set out in the report to members in November 2012 on the Demographic Study.

Risk Analysis

- 5.

Risk	Likelihood	Impact	Mitigating actions
Insufficient deliverable sites	1 – little or no	Unable to identify	Review SHLAA

are identified.	risk or impact	sufficient deliverable sites in emerging local plan.	annually.
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1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.