

**Committee:** Local Plan Working Group

**Agenda Item**

**Date:** 13 March 2014

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**Title:** Strategic Housing Land Availability Assessment 2013

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### Summary

1. This Strategic Housing Land Availability Assessment (SHLAA) 2013 updates the SHLAA 2012, taking into account the annual Residential Land Availability Survey 2012-13 and any additional information received during the year.
2. The 2013 SHLAA considered 320 sites, which includes 7 additional sites identified from representations received on the 2013 consultation on Additional Housing Numbers and Sites. Three of the new sites are smaller elements of new settlement sites.
3. This report sets out the key findings of the 2013 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	The SHLAA is 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

8. The SHLAA is a study of potential housing sites within the district over a 15 year period and reflects the period covered by the Council's 5-Year Land Supply Statement 2013. Year 1 is therefore 2014/15. Capacity deliverable prior to Year 1 is that estimated to be built on the SHLAA sites in the current year 2013/14.
9. The key findings of this report are that 5233 houses are deliverable and 3695 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
226	5007	2152	1543	8928

10. The Council has identified sufficient sites to meet the housing requirement as set out in the Draft Local Plan June 2012 and subsequent suggested amendments set out in the Report of Representation on Site Allocations published October 2013; and the consultation on Additional Housing Numbers and Site November 2013. A number of these sites now have planning permission or a resolution to grant planning permission subject to S106 agreement. The SHLAA 2013 has been updated to reflect the status of these sites.
11. There are other sites in the 2013 SHLAA which are considered deliverable and developable but are not required to deliver the Local Plan. 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 current or future local plans or be granted planning permission. However, the assessment provides evidence that will be kept up to date and used to inform the preparation and monitoring 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.

## Risk Analysis

12.

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.