

BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

16TH MARCH 2009

**DRAFT STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT
(SHLAA)**

Responsible Portfolio Holder	Councillor Mrs J Dyer
Responsible Head of Service	Dave Hammond, Head of Planning & Environment Services
Non Key Decision	

1. SUMMARY

1.1 The purpose of this report is to inform Members on progress regarding the preparation of the draft Strategic Housing Land Availability Assessment (SHLAA).

2. RECOMMENDATION

2.1 That Members note progress on the preparation of the draft SHLAA.

3. BACKGROUND

3.1 SHLAAs are a key component of the evidence base to support the delivery of sufficient land for housing. These assessments are required by national planning policy, set out in Planning Policy Statement 3: Housing (PPS3). The draft findings have been used to inform the Draft Core Strategy, in particular policies such as Core Policy 2: Distribution of Housing and Core Policy 14: The Scale of New Housing. The document will also inform any future Land Allocations Development Plan Document (DPD). The document itself does not allocate sites for development and simply includes sites that may be suitable for housing development.

3.2 The primary role of the SHLAA is to first identify sites with potential for housing, then assess their potential capacity and finally assess when the sites are likely to be developed. As a minimum a SHLAA should aim to identify sufficient specific sites for the first 10 years of the plan of the plan period and ideally beyond 15 years.

**4. DRAFT STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT
(SHLAA)**

4.1 The draft SHLAA is 115 pages long and contains many colour maps and tables, as such a full colour copy has been placed in the members rooms or is available electronically from the strategic planning section. Work began on the SHLAA in early 2008 when a methodology was drafted after consultation with the Home Builders Federation (HBF). To give interested parties the opportunity to submit potential housing sites an advert was placed in the local paper and letters

were sent to major land owners and developers in the district. There was a high level of interest and approximately 150 sites were put forward to be assessed.

4.2 A site assessment form was drafted in consultation with Redditch BC to ensure both authorities were assessing sites in the same manner, this is particularly important when addressing the cross boundary issues of Redditch growth. All submitted sites were assessed on site using the site assessment form to assess factors such as sustainability, flood risk, physical constraints and planning policy. To have potential for housing sites must be suitable, available and developable at some point during the plan period.

4.3 A forum was set up that contained a number of key stakeholders including developers, Housing Associations, HBF, land owners and members of the public. The purpose of the forum meeting was to assess a varied selection of potential housing sites and discuss characteristics that make sites suitable for housing and also identify constraints that make housing development inappropriate. The findings of this meeting were then applied to the remaining sites to ensure that sites were assessed in a consistent manner.

4.4 In the draft document it was difficult to determine how many housing sites to include due to the uncertainty over the emerging Regional Spatial Strategy (RSS). The preferred option document only identified 2100 for the district between 2006 and 2026. However there seemed little purpose in just identifying 2100 dwellings as potentially the eventual allocation could be much higher. It was important to identify how many homes could be delivered in sustainable locations without making significant alterations to Green Belt boundaries.

4.5 Table 1 summarises the amount of housing that could be provided throughout the remainder of the plan period till 2026. As well as 31 new sites the table also includes existing commitments. In total it is believed that approximately a further 3,600 could be delivered throughout the remainder of the plan period. In the first 2 years of the plan period (2006-2008) 411 homes were delivered meaning across the full 20 year plan period approximately 4000 homes could be delivered. This information was used in the Council's response to the RSS where we asked for an increased total allocation of up to 4,000 units.

Table 1 – Summary of Housing Potential

	Under Construction	Extant Permissions	Potential Housing Sites	Totals
0-5 years	125	222	355	702
6-10 years	0	0	2143 (2293)	2143 (2293)
11-18 years	0	0	781	781
Total Potential Yield				3623 (3776)

4.6 The number in brackets includes an additional 150 units that could be delivered by extending the Norton Farm Area of Development Restraint (ADR) on Birmingham Road, Bromsgrove. An extension to this site would provide a relief road across the Barnsley Hall Hospital site linking Barnsley Hall Road and Birmingham Road. This would potentially reduce the amount of through traffic in Bromsgrove Town Centre. The remainder of the Barnsley Hall Hospital site

would be turned into a country park that would provide significant benefits for the local population by providing opportunities for outdoor recreation.

4.7 Figure 2 considers the types of sites that were deemed to have potential for housing. The majority of sites included are brownfield, however these sites are small and could not on their own deliver sufficient housing, therefore some Greenfield sites will need to be used. In many cases the most appropriate Greenfield locations for development are some of the existing ADRs that are identified in the Bromsgrove District Local Plan.

Figure 2: Breakdown of Potential Housing Sites by Land Types

Type of Site	Number of Sites	Site Area	Available
Brownfield Urban	17	11.33	306
Part Brownfield Urban/Part Greenfield Urban	1	2.33	100
Part Brownfield Urban/Part Green Belt	1	0.248	12
ADR/Greenfield	12	110.56	2861

5. TIMESCALES

5.1 The draft SHLAA underwent a period of consultation which ended on the 2nd of March a number of responses were received, a verbal update will be given on the responses at the working party meeting.

6. NEXT STEPS

6.1 The SHLAA will be updated on an annual basis with details regarding the progress of sites as sites gain planning permission and construction begins. Sites will be re-assessed to check whether they are suitable and available for development and whether constraints can be overcome on sites that have previously been discounted. It will also be important to consider whether there are any new sites available that would be suitable for inclusion within the SHLAA.

7. FINANCIAL IMPLICATIONS

7.1 There are no direct financial implications in the development of the SHLAA. This document forms part of evidence base for the Core Strategy and has been written in house. A budget currently exists for the Core Strategy and its associated documents but there are no direct implications of receiving this update.

8. COUNCIL OBJECTIVES

8.1 Objective 1 Regeneration - Priority Housing

The SHLAA has identified potential housing sites and the findings have been used to draft the housing related policies within the Core Strategy.

Policies within the core strategy will direct where and when new housing should be built across the district up to 2026, it will also look at affordable housing and be supplemented by an Affordable Housing SPD which will look to maximise affordable housing provision across the district.

9. LEGAL IMPLICATIONS

9.1 The SHLAA is an essential piece of evidence that is needed to inform the Core Strategy. Once adopted the Core Strategy will become part of the Statutory Development Plan for the District required by the Planning and Compulsory Purchase Act 2004, and prepared in accordance with The Town and Country Planning (Local Development) (England) Regulations 2004.

10. RISK MANAGEMENT

10.1 The main risks associated with the details included in this report are:

- Inability to produce development plan document which is judged to be sound by the planning inspectorate and therefore resulting in non legally compliant Strategic planning service

10.2 These risks are being managed as follows:

Risk Register: Planning and Environment
Key Objective Ref No: 6
Key Objective: Effective, efficient, and legally compliant Strategic planning Service

11. CUSTOMER IMPLICATIONS

11.1 The SHLAA identifies potential housing sites that will be delivered through the Core Strategy. The delivery of suitable housing for the local community could have a significant impact on people's lives.

12. EQUALITIES AND DIVERSITY IMPLICATIONS

12.1 None

13. VALUE FOR MONEY IMPLICATIONS

13.1 The SHLAA has been written in-house without the use of external consultants and has therefore ensured the minimisation of costs.

14. OTHER IMPLICATIONS

Procurement Issues	None
Personnel Implications	None
Governance/Performance Management	None
Community Safety including Section 17 of Crime and Disorder Act 1998	None
Policy	SHLAA informs the core strategy which will shape future development in the district.
Environmental	

15. OTHERS CONSULTED ON THE REPORT

Portfolio Holder	No
Chief Executive	No
Executive Director - Partnerships and Projects	No
Executive Director - Services	No
Assistant Chief Executive	No
Head of Service	Yes
Head of Financial Services	No
Head of Legal, Equalities & Democratic Services	No
Head of Organisational Development & HR	No
Corporate Procurement Team	No

16. WARDS AFFECTED

All wards.

17. BACKGROUND PAPERS

Draft Strategic Housing Land Availability Assessment, (a full colour version has been placed in the members room or is available electronically)

CONTACT OFFICER

Name: Andrew Fulford
E Mail: a.fulford@bromsgrove.gov.uk
Tel: (01527) 881323