

meeting **JOINT COMMITTEE ON STRATEGIC PLANNING & TRANSPORT**

date **14th September 2007** agenda item number

from: **JOINT OFFICER STEERING GROUP**

Report

Strategic Housing Land Availability Report

Purpose of Report

- 1 To inform members on the production of a Nottingham Core Housing Market Area (HMA) wide Strategic Housing Land Availability Assessment (SHLAA) report.

Introduction

- 2 At its meeting of 15th June 2007, Members were informed of the findings of a SHLAA undertaken by consultants for the Principal Urban Area (PUA) of Nottingham to inform the Examination in Public (EiP) of the Regional Spatial Strategy (RSS). The EiP has now closed and the Panel's report is expected by October / November 2007.
- 3 During the EiP the methodology used in developing the SHLAA was the subject of some criticism, particularly from developers. As reported to Joint Committee, this led to the production of a Joint Statement on how the two Councils and District Councils considered the SHLAA should be interpreted.
- 4 As part of the package of publications released alongside the Housing Green Paper, the Government has published new guidance for the production of SHLAAs. This new guidance embodies a completely new approach.

Proposals

- 5 It is proposed that the SHLAA be brought into line with the new guidance, which will provide an opportunity to address the concerns levelled at the original SHLAA, centred largely around the methodological approach to windfalls, the lack of developer involvement, and the lack of inclusion of sites promoted by developers.
- 6 Government advice is that SHLAAs are best prepared on a HMA basis, and all the District Councils (Ashfield District Council, Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council and Rushcliffe Borough Council) will be contributing to the new SHLAA.
- 7 The process will be as follows:-
 - A wide ranging call for sites from all interested parties including Housing Associations, landlords, developers, the Home Builders Federation and others.
 - An assessment of those sites to determine their suitability and developability for housing development, in terms of policy, constraints and market factors (with input from partners). External advice will be sought to assist in market testing, if considered appropriate.
 - Where those sites are extensions to the Principal Urban Area capable of accommodating levels of housing associated with the RSS, these sites will undergo a further sustainability assessment with a view to assessing the most appropriate sites, and prioritising their development. This process will be commissioned from consultants using money already allocated via the New Growth Point process.
 - Those sites found suitable in policy terms, and which are deliverable and developable, will inform both Local Development Document preparation, and provide the basis for demonstrating a five year supply of housing land in each local planning authority area.
- 8 Letters inviting submission of sites were sent out week commencing 13th August 2007, with a reply date of 14th September. Assessment of sites, including potential Urban Extensions, is likely to take at least two months, with a final SHLAA report being produced in December.

RECOMMENDATION

- 9 It is RECOMMENDED that Members note the intention to produce a revised Strategic Housing Land Availability report.

Background Papers

Strategic Housing Land Availability Assessments Practice Guidance, Department of Communities and Local Government, July 2007.

Nottingham Principal Urban Area Strategic Housing Land Availability Study, EKOS/ARUP, April 2007

Contact Officers

Sally Gill, Communities Department, Nottinghamshire County Council

Tel: 0115 977 4537

E-mail: sally.gill@nottscc.gov.uk

Matt Gregory, City Development, Nottingham City Council

Tel: 0115 915 5205

E-mail: matt.gregory@nottinghamcity.gov.uk