

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 11 SEPTEMBER 2008
title: LOCAL DEVELOPMENT FRAMEWORK EVIDENCE BASE- STRATEGIC
HOUSING LAND AVAILABILITY ASSESSMENT METHODOLOGY
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1 PURPOSE

1.1 To confirm the Strategic Housing Land Availability Assessment (SHLAA) methodology.

1.2 Relevance to the Council's ambitions and priorities:

- Council Ambitions – The Strategic Housing Land Availability Assessment is a key element of the baseline information for the Local Development Framework. It will help in the delivery of affordable housing and protecting and enhancing the quality of the environment.
- Community Objectives – As a tool for informing spatial policy, it will provide a basis from which to identify how a range of issues relating to the objectives of a sustainable economy, thriving market towns and housing provision will be addressed through the planning system.
- Corporate Priorities - The SHLAA will provide a tool to inform future policy and will aid performance and consistency.
- Other Considerations – The Council has a duty to prepare spatial policy that has been built on a robust and credible evidence base of which the SHLAA is an integral part.

2 INFORMATION

2.1 The new approach to development plans introduced by the Planning and Compulsory Purchase Act 2004 requires the Council to develop a new suite of documents known as the Local Development Framework (LDF) that will replace the adopted Districtwide Local Plan. The policies within the LDF must be informed by a strong, robust baseline. Therefore, the department of Communities and Local Government (CLG) sets out guidance for a range of baseline documents that should be produced to ensure that the LDF is sound. One of these documents is the Strategic Housing Land Availability Assessment (SHLAA). The most recent guidance, published in July 2007 dictates the structure and content of the SHLAA and states that if the methodology set out in this guidance is followed then the document will be deemed sound and not required to undergo an independent examination. As a result, a methodology has been prepared for undertaking the SHLAA that will follow the CLG guidance closely to ensure that an examination at this stage is not required.

2.2 The SHLAA will consider a large volume of data on individual potential housing sites and areas of search that will inform future Local Development Documents (LDDs) of the LDF such as the Core Strategy and feed into the Housing and Economic Development DPD.

Work is on-going on the SHLAA, however the methodology for undertaking and completing the SHLAA has been prepared. A copy of this is enclosed for Members of the committee.

- 2.3 The SHLAA will look to identify areas of land that have the potential for housing development but will not allocate these sites for future development, nor will it guarantee the approval of any future planning applications for residential development on these sites. The SHLAA is merely an exercise to highlight the amount of potential residential land in the borough and to assess the likelihood of these areas ever coming forward for development.
- 2.4 Once the methodology has been agreed, the CLG guidance requires that the SHLAA be consulted upon with key stakeholders and other interested parties. A consultation will therefore take place that will involve the publication of potential housing sites that have passed through the initial site filtering stage (as outlined in the methodology). This stage of consultation must take place before any further work on the SHLAA can be undertaken and will be the subject of a further report to committee. Following this consultation, further work will take place on the SHLAA before a final list of potential housing sites is produced.

3 RISK ASSESSMENT

3.1 The approval of this report may have the following implications:

- Resources – No immediate implications as a result of this report, however the later stages of the SHLAA may require some work to be undertaken externally.
- Technical, Environmental and Legal – The SHLAA is a statutory requirement of the LDF baseline. It will inform future policy development.
- Political – No direct political implications.
- Reputation – The Council's desire on how to proceed may affect its reputation, as it would not meet the requirements of legislation.

4 RECOMMENDED THAT COMMITTEE

4.1 Endorse the SHLAA methodology and agree its publication.

DIRECTOR OF DEVELOPMENT SERVICES

BACKGROUND PAPERS

- 1 Strategic Housing Land Availability Assessment: practise Guidance– CLG July 2007
- 2 Planning Policy Statement 3: (PPS3) – CLG November 2007.

For further information please ask for Diane Cafferty, extension 4551.