



Report to Cabinet

Subject: Publication of the Draft Strategic Housing Land Availability Assessment Report

Date: 6th November 2008

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Purpose of the Report

- 1 To inform Cabinet of the publication of the draft findings of the Strategic Housing Land Availability Assessment.

Background

- 2 The Nottingham Core Strategic Housing Land Availability Assessment will form an important part of the evidence base to support the delivery of housing to meet the community's needs within the Nottingham Core Housing Market Area and the Hucknall part of Ashfield. This assessment forms an essential part of the planning process by ensuring an adequate supply of land for housing using a robust evidence-based approach, which is a key principle of national Planning Policy Statement 3: Housing (PPS3).
- 3 The Strategic Housing Land Availability Assessment is designed to be an ongoing process for managing a continuous supply of deliverable housing land. PPS3 requires local authorities to demonstrate and maintain a continuous 5-year land supply of deliverable (suitable for housing and available now) sites, a supply of developable (suitable for housing and achievable at a future point in time) sites for years 6-10 and a supply of developable sites or broad locations for future growth for years 11-15.
- 4 The Nottingham Core Strategic Housing Land Availability Assessment has been developed through the partnership of the following Local Authorities: Ashfield District Council, Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council, Rushcliffe Borough Council and Nottinghamshire County Council. This Strategic Housing Land Availability Assessment document includes all

land in each Local Authority Area (identified above) with the exception of Ashfield District, which only includes the four wards of Hucknall.

- 5 Currently the Strategic Housing Land Availability Assessment is at the Draft stage where the initial judgements are to be made public. The purpose of this publication is to identify any factual errors in the work and to absorb up to date information into the Assessment.
- 6 It should be noted that the Strategic Housing Land Availability Assessment includes sites with planning permission and sites allocated for housing in the Replacement Local Plan.
- 7 Inclusion of any site in the in the Strategic Housing Land Availability Assessment does not of itself mean that the site will be brought forward for development, and it is unlikely that all sites included here will be developed in future. Decisions on whether any new large sites identified in the study should be developed will be taken through the Local Development Framework and will be the subject of public consultation and an independent examination. All sites will still require a planning application, including those already agreed in the Local Plan.

Methodology

- 8 The following approach to undertaking a Strategic Housing Land Availability Assessment is laid out in the Guidance issued by Government:
 - **Site Identification.** Identify all sites from the full range of sources of housing potential across the full geographical area of the Housing Market Area.
 - **Estimating Potential.** Undertake a robust analysis of the housing potential of each site identified using an approach consistent between partnering authorities as well as specific to local development conditions and housing needs.
 - **Assessment of Deliverability and Developability.** Assess each site identified against a range of criteria contained within a shared database to determine when and whether sites are likely to be developed.
 - **Identify and Overcome Barriers to Deliverability.** Set out in the reporting process key actions necessary to maintain the rolling five-year supply of deliverable sites and the approach to overcoming specific barriers to the deliverability of developable sites.
- 9 Site identification is the first stage of the Strategic Housing Land Availability Assessment. Many sites within and adjacent to the Principal Urban Area and Sub-regional Centres have already been identified through an earlier version of the process which this work seeks to update and bring it into line with recent Government guidance. In addition a call for sites was undertaken in October 2007. This involved an advertisement campaign and a mail out to all developers, their agents and landowners

with an interest in promoting sites for housing or historically active in the Housing Market Area.

- 10 Additional sites for consideration have also been identified and will continue to be identified on a continuous basis using a broad range of sources. Each partner authority will ensure that all new opportunities emerging are identified and introduced continuously or at least annually.

Sources include:-

Sites in the Formal planning process

- Land allocated (or with permission) for employment or other land uses which is no longer required for those uses;
- Existing housing allocations and site development briefs;
- Unimplemented/outstanding planning permissions for housing;
- Planning permissions for housing that are under construction with the number of dwellings outstanding as at 31st March each year; and
- Sites previously refused planning permission for residential development but the reasons for refusal can be overcome by a revised scheme.

Sites not in the Formal planning process

- Vacant and derelict land and buildings;
- Surplus public sector land;
- Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development;
- Additional housing opportunities through small scale intensification in established residential areas, such as under-used garage blocks and other infill identified through annual survey, aerial photography analysis, local knowledge or pre application discussions;
- Major large scale redevelopment and re-design of existing residential areas or areas where there are opportunities for intensification;
- Sites in rural settlements and rural exception sites;
- Urban extensions not considered through the Supplementary Work commissioned to assess the Sustainable Urban Extensions; and
- New freestanding settlements and small extensions to the urban areas outside the scope of the Supplementary Work commissioned to assess the Sustainable Urban Extensions.

- 11 The assessment of deliverability and developability is the most detailed element of the process. Deliverable means a site is available, is suitable for housing and there is reasonable prospect that housing will be delivered on the site in five years. Developable means a site is in a suitable location for housing and there is a reasonable prospect that it will be available at a specific point in time in the future once known barriers to delivery are mitigated.

- 12 The assessment has been achieved in two parts. In the first part, planning officers of each of the partner authorities have completed an assessment of each site through a consistent deliverability and developability test using a variety of information sources including a physical site survey. The Strategic Housing Land Availability Assessment is currently at this stage. The second part of the assessment will be through a review of the results of the assessment by a Panel made up of officers from the Local Authorities and representatives of the development industry and with the involvement of stakeholders, to deliver a final assessment for that year.
- 13 Publication of the Draft findings will take place in November/early December. As the study covers the whole conurbation and affects that entire area, it is therefore recommended that a joint approach to publicity and press release production is adopted. This will ensure a timely and consistent message and stress that inclusion in the Strategic Housing Land Availability Assessment does not equate to land being identified for development. The agreement to a joint approach between the Greater Nottingham authorities is to be considered at the meeting of the Joint Planning Advisory Board on 5th November 2008.
- 14 Identifying and overcoming barriers to delivery is essentially the final stage of the annual Strategic Housing Land Availability Assessment process and is designed to ensure the land supply of deliverable sites is maintained. For the first annual report of the Strategic Housing Land Availability Assessment the barriers to delivery will not be known in any great detail. However the position will become much clearer in the second year. The barriers to deliverability will be set out in the reasoned judgement, following the deliverability and developability assessment, and agreed by the stakeholders. Each partner authority will be expected to report on the measures taken to overcome these barriers from March 2009 onwards.
- 15 More information on the methodology used in the process and further background information can be found on Nottinghamshire County Council's web site.

Outcome

- 16 The Strategic Housing Land Availability Assessment approach aims to result in the following core outputs:
 - The identification of a minimum of land supply of deliverable sites for years 0-5 for each of the partner authorities.
 - The identification of a minimum land supply of developable sites for years 6-10 supported by identified barriers to delivery where it is known when these barriers can be mitigated.
 - The identification of a land supply of developable sites for years 11-15 supported by identified barriers to delivery where it is known when these barriers can be mitigated. Alternatively identified broad locations

for future growth where a supply of developable sites up to 15 years cannot be identified.

- A group of sites that have been identified by either the partner authorities or stakeholders as having the potential for housing, but development is constrained (either physically or through policy) and it is not known when that constraint can be overcome or if it can be overcome at all.
- 17 This portfolio of sites will include sites with planning permission and sites allocated for housing in the Replacement Local Plan. As the principle of residential development has been formally established on these types of site they have been judged to be 'suitable' and 'available' without recourse to an in-depth assessment of the site. A judgement has been made on when the sites will come forward based on the date of grant for planning permission, the stage of the planning process and the size of the site.
 - 18 The portfolio will also include a number of 'new' sites that are not in the planning process. These are likely to cause the most controversy. This portfolio will include sites identified by developers either through the call for sites or through pre-application enquires to the Development Control section, vacant sites, sites no longer needed for their current use and other sites with potential.
 - 19 Information has been collected on these sites and used to inform the draft judgement of deliverability and developability. Where sites have been assessed as suitable for housing a second judgement has been taken on when they are likely to come forward based on their size and the need to allocate them through a Development Plan Document.
 - 20 These 'new' sites are documented in the table and the plans attached as appendices to this report. An overall illustration of the location of these sites will be available at Cabinet with individual site plans available upon request from the Planning Policy section.
 - 21 The assumption has been made that where sites are restricted by policy (such as Green Belt or protected Employment Sites) that the site is unsuitable at present. In the case of the Employment Sites that the Nottingham City Region Employment Land Study recommended for release, a formal decision has already been made by Cabinet to remove the Employment protection from a number of sites within Gedling Borough. Where this has happened the site is judged to be free of this constraint.
 - 22 The issue of the Safeguarded Land also requires to be dealt with in a sensitive manner. Safeguarded Land has, except in specific circumstances, been safeguarded from inappropriate development until it is allocated in a future Development Plan Document. As such the view has been taken that where the land was safeguarded for potential future

residential development it is suitable for residential development unless there are other constraints.

- 23 The two issues of policy constraints and Safeguarded Land tie together in the sites identified as suitable for Sustainable Urban Extension, which are included in the Strategic Housing Land Availability Assessment report. The Sustainable Urban Extension report identified three sites in Gedling Borough that had potential for large-scale residential development along with the constraints that need to be overcome before they can be developed. The same judgements with regard to policy constraints have been applied to Sustainable Urban Extension sites as to other sites. Where the site is constrained by policy and there has been no formal decision taken by Members to remove that constraint, the site is unsuitable. However, where the site has been safeguarded as potential future residential land, then the site has been considered suitable for residential development unless there are other constraints.
- 24 The list of sites and plans attached in the Appendix includes only those sites that have been classed as suitable for residential development that are not currently in the planning process. Therefore it excludes sites with planning permission and sites allocated in the Replacement Local Plan (Certain Policies Saved 2008). It also excludes the three sites put forward as Sustainable Urban Extensions.

Recommendations

The following recommendations are made

- I. That Cabinet note progress on the draft Strategic Housing Land Availability Assessment and the move to publication of the first years draft assessment; and
- II. That Cabinet agree to support an aligned approach to publicity and press with regard to the forthcoming publication of the draft Strategic Housing Land Availability Assessment.

Appendices

- Appendix 1 – Table of ‘New’ Sites
- Appendix 2 – Map of ‘New’ sites in Arnold
- Appendix 3 – Map of ‘New’ sites in Carlton
- Appendix 4 – Map of ‘New’ sites in Bestwood Village
- Appendix 5 – Map of ‘New’ sites in Burton Joyce
- Appendix 6 – Map of ‘New’ sites in Calverton
- Appendix 7 – Map of ‘New’ sites in Lambley
- Appendix 8 – Map of ‘New’ sites in Newstead
- Appendix 9 – Map of ‘New’ sites in Ravenshead
- Appendix 10 – Map of ‘New’ sites in Woodborough

LIST OF ABBREVIATIONS AND GLOSSARY

Allocation	Land identified as appropriate for a specific land use.
Development Briefs	Documents, which provide more detailed guidance, to ensure that sites are developed in a way which achieves the planning objectives of the Council. (see Supplementary Planning Document)
Development Plan Document (DPD)	Local Development Documents that have development plan status. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise. The DPDs which local planning authorities must prepare include the core strategy, site-specific allocations of land and, where needed, area action plans. There will also be a proposals map, which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report.
Green Belt	An area of land surrounding a city in which development is only permitted in certain special circumstances. Green belts are defined as having five distinct purposes:- To check the unrestricted sprawl of large built up areas; To assist in safeguarding the countryside from encroachment; To prevent neighbouring towns from merging into one another; To preserve the setting and special character of historic towns; and To assist urban regeneration by encouraging recycling of derelict and other urban land.
Local Development Framework (LDF)	The Local Development Framework is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's Local Development Documents (comprised of Development Plan Documents, which will form part of the statutory development plan, and Supplementary Planning Documents). The Local Development Framework will also comprise the Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.

Planning Policy Statement (PPS)	Issued by central Government to replace the existing Planning Policy Guidance notes (PPG), in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.
Principal Urban Area	A contiguous built up area, possibly covering a number of administrative areas. The Nottingham PUA covers the towns and suburbs of Arnold, Beeston, Carlton, Clifton, Long Eaton, Sandiacre, Stapleford, Toton and West Bridgford.
Regional Spatial Strategy (RSS)	Prepared by the regional planning body, the East Midlands Regional Assembly (EMRA). It sets out the strategic policies in relation to the development and use of land in the region and will be approved by the Secretary of State. (Previously known as Regional Planning Guidance). The RSS provides a spatial framework to inform the preparation of LDDs. The RSS review is underway and has now finished its public enquiry.
Replacement Local Plan	This comprises a Written Statement and a Proposals Map. This sets out the policies that the Council proposes to apply in deciding whether or not development will be permitted.
Safeguarded Land	Land that is removed from the Green Belt, but not proposed for allocation until after a future comprehensive sub-regional study has been completed which must assess all of the Nottinghamshire/ Derbyshire Green Belt.
Supplementary Planning Document (SPD)	An SPD is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' DPD.
Sustainable Urban Extension	Land adjacent to the existing Principal Urban Area and Sub-Regional Centres of Hucknall and Ilkeston. This are laid out in the report by Tribal Urban Studio "Appraisal of Sustainable Urban Extension June 2008".