

**Subject:** Strategic Housing Land Availability Assessment (SHLAA)      **Status:** For Publication

**Report to:** Cabinet      **Date:** 18<sup>th</sup> March 2009

**Report of:** Executive Director - Business

**Portfolio**

**Holder:** Portfolio Holder for Regeneration

**Key Decision:** Yes

Forward Plan       General Exception       Special Urgency

**1. PURPOSE OF REPORT**

1.1. To present Members with the Strategic Housing Land Availability Assessment (SHLAA) for Rossendale for the purposes of adoption and publication.

**2. CORPORATE PRIORITIES**

2.1. The matters discussed in this report impact directly on the following corporate priorities and associated corporate objective.

- Delivering Quality Services to Customers (Customers, Improvement)
- Delivering Regeneration across the Borough (Economy, Housing)
- Promoting Rossendale as a cracking place to live and visit (Economy)
- Improving health and well being across the Borough (Health, Housing)

**3. RISK ASSESSMENT IMPLICATIONS**

3.1. If the recommendation(s) in this report are not implemented, the preparation of the Local Development Framework (LDF) will be severely delayed and the Core Strategy will not progress which will have critical financial and future development implications for the Council.

**4. BACKGROUND AND OPTIONS**

4.1. The Strategic Housing Land Availability Assessment (SHLAA) is a statutory study which assesses land for its suitability to deliver housing requirements set out in the Regional Spatial Strategy (RSS). The RSS sets out that Rossendale needs to deliver 4000 homes over the plan period 2003-2021.

- 4.2. It is important to note that the SHLAA neither allocates land for housing development nor prioritizes which areas should be developed. It sets out how much housing can be achieved on which sites and when they could be delivered i.e. within 5, 10 or 15 years.
- 4.3. The SHLAA was conducted on behalf of Rossendale Borough Council by Roger Tym and Partners with a base date of 1<sup>st</sup> April 2008.
- 4.4. The SHLAA identifies enough potential housing land to meet the requirements set out in the RSS and will inform the production of the Local Development Framework (LDF), in particular the Core Strategy and Allocations Development Plan Documents (DPD).
- 4.5. Sites from a variety of sources were used in the study, including suggestions put to the Council during the “Call for Sites” exercise held last year, other planning assessments and studies such as the King Sturge Report, Retail and Town Centre Study, Urban Potential Study, NLUDs returns and many more.
- 4.6. The SHLAA will be updated regularly to ensure that the evidence is up to date and also to comply with Government guidance.

**COMMENTS FROM STATUTORY OFFICERS:**

**5. SECTION 151 OFFICER**

- 5.1. No comments.

**6. MONITORING OFFICER**

- 6.1. No comments.

**7. HEAD OF PEOPLE AND POLICY (ON BEHALF OF THE HEAD OF PAID SERVICE)**

- 7.1. No comments.

**8. CONCLUSION**

- 8.1. The SHLAA is a key piece of evidence to the development and progression of the Local Development Framework (LDF), in particular the Core Strategy and Site Allocations DPDs. Not only will the SHLAA inform the decisions made in those documents, but it will also inform and support decisions made in the interim, whilst they are still being prepared.

**9. RECOMMENDATION(S)**

- 9.1. That Members approve the findings of the Strategic Housing Land Availability Assessment (SHLAA) and endorse its adoption and publication for use in the preparation of the LDF and interim planning process.

**10. CONSULTATION CARRIED OUT**

10.1.A Stakeholder Advisory Group (SAG) was established at the beginning of the process and has been involved in the preparation of the document as well as advising on its content and conclusions.

## 11. EQUALITY IMPACT ASSESSMENT

Is an Equality Impact Assessment required No

Is an Equality Impact Assessment attached No

## 12. BIODIVERSITY IMPACT ASSESSMENT

Is a Biodiversity Impact Assessment required No

Is a Biodiversity Impact Assessment attached No

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No background papers