

# ENVIRONMENT AND ATTRACTIVE CITY SCRUTINY COMMITTEE

## SUNDERLAND CITY COUNCIL STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA) 2010-2025

### REPORT OF THE CHIEF EXECUTIVE

17 JUNE 2010

#### 1. PURPOSE OF THE REPORT

- 1.1 To consider the report of the Deputy Chief Executive that was approved by Cabinet on 2 June 2010.
- 1.2 The report, attached as **Appendix 1** has been included on the agenda in order to allow the Committee to note and provide comment on the Strategic Housing Land Availability Assessment (SHLAA) 2010-2025 for the city.

#### 2. INTRODUCTION/BACKGROUND

- 2.1 On 2 June 2010, Cabinet considered the attached report and agreed to endorse the 2010 update to the Strategic Housing Land Availability Assessment.
- 2.2 The Strategic Housing Land Availability Assessment 2010-2025 is available for members to view prior to the Committee meeting on <http://cmis/CMISWebPublic/Binary.ashx?Document=17806>
- 2.2 A top priority for Government is to ensure that land availability is not a constraint on the delivery of new homes and that a more responsive approach is taken to land supply at a local level. As such PPS3 Housing (2006) requires local planning authorities to keep under regular review informed assessments of its long term housing land supply that:
  - Identifies specific, deliverable sites for the first five years of a development plan; (to be deliverable a site must be available, suitable and achievable).
  - Identifies specific, developable sites for years 6-10 and ideally years 11-15 (to be developable a site should be in a suitable location and there should be a reasonable prospect that the site is available for housing and could be developed at the point envisaged).
  - Indicates broad locations for future growth for years 11-15 if specific sites cannot be identified.
- 2.3 The supply of land is demonstrated through the production of a Strategic Housing Land Availability Assessment (SHLAA), which assesses sites for their housing potential and when they could be developed. This is the

second SHLAA that the Council has prepared to satisfy national policy requirements and looks at the potential land supply for housing for the period 2010 to 2025.

- 2.3 The SHLAA is an integral part of the evidence base that will inform both the Core Strategy and the Allocations Development Plan Document of the city's emerging Local Development Framework (LDF). It is the role of the LDF to determine which specific sites are to be allocated for housing purposes to best meet the objectives of the council. Without the SHLAA, the LDF could be proved to be unsound and as such it could be struck down at Examination.

## **5. RECOMMENDATION**

- 5.1 That the Committee note, and provide comment on the content of the Cabinet report.

## **6. BACKGROUND PAPERS**

- 6.1 Cabinet Agenda and Minutes 2 June 2010
- 6.2 Strategic Housing Land Availability Assessment 2010-2025  
<http://cmis/CMISWebPublic/Binary.ashx?Document=17806>