



Rutland County Council
South Holland District Council
South Kesteven District Council

Strategic Housing Land Availability Assessment

Annual Review

1st April – 31st March 2009

December 2009

Executive Summary

This is the first annual review of the Strategic Housing Land Availability Assessment (SHLAA) prepared by Rutland County Council (RCC), South Holland District Council (SHDC) and South Kesteven District Council (SKDC) for the Peterborough Partial Housing Market Area (HMA) in November 2008.

The annual review of the SHLAA provides an opportunity to provide an up to date position on the status of the sites covered in the SHLAA. SHLAA Practice Guidance issued by the Government in July 2007 sets out that the SHLAA once completed should be regularly kept up-to-date (at least annually), in conjunction with the annual monitoring process, to support the updating of the housing trajectory and 5 year supply of deliverable sites. This first annual review covers the period up to 31st March 2009 including new housing sites put forward as part of the Local Development Framework process.

The annual review of the SHLAA has identified a supply of land within the Housing Market Area to provide an estimated 37,272 dwellings within the regional plan period (up to 2026). Of this total, 6,354 dwellings could be accommodated on sites that are already in the planning process and an estimated 30,918 on new sites not already in the planning process.

The adopted Regional Spatial Strategy (RSS8) for the East Midlands (March 2009) has identified a housing requirement of 24,000 for the Peterborough Partial HMA. At 1 April 2009 a total of 7,406 dwellings had already been provided, leaving a remaining requirement of 16,594 for the period 2009 – 2026. The SHLAA process has identified potential land sources that could supply dwellings in excess of the RSS requirement.

It should be noted that the inclusion of a site in this assessment does not mean that planning permission for housing will necessarily be granted. The suitability of all sites, and their capacity, will need to be tested by submitting planning applications for consideration on their individual merits.

The role of SHLAA is to identify land and potential issues but not to make detailed judgments about its feasibility or whether it should be allocated for development. Therefore inclusion of a site in the SHLAA should not be seen as an alternative to making representations for the site specific allocations DPD as part each authority's emerging LDF's.

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Annual Review

1.0 Introduction

1.1 This is the first annual review of the Strategic Housing Land Availability Assessment (SHLAA) prepared by Rutland County Council (RCC), South Holland District Council (SHDC) and South Kesteven District Council (SKDC) for the Peterborough Partial Housing Market Area (HMA) in November 2009.

1.2 The annual review of the SHLAA provides an opportunity to provide an up to date position on the status of the sites covered in the SHLAA. SHLAA Practice Guidance issued by the Government in July 2007 sets out that the SHLAA once completed should be regularly kept up-to-date (at least annually), in conjunction with the annual monitoring process, to support the updating of the housing trajectory and 5 year supply of deliverable sites. In line with the Government Guidance this review records:

- Whether sites under construction have now been completed;
- Whether sites with planning permission have commenced and what progress has been made;
- Whether planning permission has been granted on the sites identified;
- Whether progress has been made in removing constraints on sites identified and whether the site is now considered deliverable or developable;
- Whether unforeseen constraints have emerged and sites now not considered deliverable or developable

1.3 This first annual review covers the period up to 31st March 2009 including new housing sites put forward as part of the Local Development Framework process in the three authorities. It is intended that the review will follow the methodology as previously set out in the original SHLAA.

1.4 To reflect the latest position on the progress of the LDFs in the three authorities, the SHLAA review has examined the sites identified within and adjacent to the settlements that:

- are listed in the settlement hierarchy in the Rutland Core Strategy Preferred Options document (May 2009).
- are listed in the settlement hierarchy in the adopted South Holland Local Plan (2006); and
- are listed in the settlement hierarchy of the South Kesteven Core Strategy Preferred Options May 2007

1.5 These settlements are listed for the three authorities in Appendix 1.

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Findings and Conclusions

2.0 Analysis of findings and Conclusions

Rutland

2.1 The SHLAA identifies a supply of land within Rutland in Table 1 for an estimated 4,745 dwellings, comprising 3,492 in Oakham, Uppingham and Stamford (Little Casterton) and an estimated 1,253 on the sites identified in the villages (See Appendix 3).

Table 1: Estimated number of dwellings in towns and villages in Rutland

	Deliverable	Developable		
	(within 5 yrs)	(6-10 yrs)	(11-15 yrs)	(15 yrs+)
Oakham	1133	666	0	163
Uppingham	514	249	0	32
Stamford (Little Casterton)	735	0	0	0
Villages	562	175	17	499
Total	2944	1090	17	694

2.2 The SHLAA identifies a supply of land within Rutland in Table 2 below for an estimated 4,745 dwellings, comprising 350 on already 'committed' sites identified in the planning process and an estimated 4,395 on new sites that are not currently identified in the planning process (Appendix 4).

Table 2: Estimated number of dwellings by SHLAA categories in Rutland

	Deliverable	Developable		
	(within 5 yrs)	(6-10 yrs)	(11-15 yrs)	(15 yrs+)
Sites in the Planning Process	350	0	0	0
Sites not in the Planning Process	2594	1090	17	694
Total	2944	1090	17	694

2.3 The SHLAA identified a total of 101 sites within Rutland: comprising 46 greenfield sites, 45 previously developed sites and 10 mixed GF/PDL sites with approximately 1,909 dwellings on greenfield sites, 802 dwellings on previously developed land and 2,034 dwellings on mixed sites.

2.4 The adopted Regional Spatial Strategy (RSS8) for the East Midlands requires Rutland County Council to deliver a total of 3,000 dwellings over the duration of the plan period. The position on housing delivery at 1st April 2009, shows 431 dwellings have already completed in Rutland during the period 2006-2009, resulting in a remaining minimum requirement for 2,569 dwellings. The SHLAA process has identified sufficient land to supply dwellings which surpasses the regional housing targets for Rutland.

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South Holland

2.5 The SHLAA has identified a supply of land within South Holland (Table 3) providing an estimated 7,931 dwellings. A further potential 7,453 dwellings have been identified for the period beyond 2023. Of the 7,931 dwellings identified up to 2023, 4,689 are in Spalding and 3,242 are predominantly in the Area and Group Centres (See Appendix 3). Beyond 2023, a further 1,894 have been identified in Spalding and 5,559 in the Area and Group Centres.

Table 3: Estimated number of dwellings in the towns and villages in South Holland

	Deliverable	Developable		
	Within 5 years	6 – 10 years	11 – 15 years	15 years +
Spalding	1329	1166	2194	1894
Other Settlements	1966	1137	139	5559
Total	3295	2303	2333	7453

2.6 The SHLAA identifies a estimated supply of land within South Holland (Table 4) of 7,931 dwellings within the next 15 years (up to 2023), comprising 1,598 accommodated on sites that are already within the planning process and an estimated 6,333 on new sites that are not currently in the planning process (Appendix 4). Beyond 2023, there are potentially a further 7,453 dwellings on sites currently outside of the planning process.

Table 4: Estimated number of dwellings by SHLAA categories in South Holland

	Deliverable	Developable		
	Within 5 years	6 – 10 years	11 – 15 years	15 years +
Sites in the Planning Process	1154	305	139	0
Sites no in the Planning Process	2141	1998	2194	7453
Total	3295	2303	2333	7453

2.7 In total the SHLAA identifies 145 suitable sites within South Holland, comprising 75 previously developed sites and 70 greenfield sites. 1,430 dwellings could be accommodated on previously developed land, and 13,954 dwellings on greenfield sites.

2.8 The East Midlands Regional Plan (Adopted March 2009) requires South Holland District Council to deliver a maximum of 7,400 dwellings. The position on housing delivery at 1st April 2009 is that 1,326 dwellings have already been completed in South Holland in the period 2006-2009. The remaining RSS requirement for South Holland to 2026 is therefore 6074. The SHLAA process has identified land in South Holland to supply dwellings in excess of the Regional Plan's strategic requirement.

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South Kesteven

2.9 The SHLAA has identified a supply of land within South Kesteven which has the potential to provide an estimated 17,000 dwellings. Land has been identified in each of the District's towns and within many of the larger villages which is considered to be suitable for residential development. These sites could accommodate an estimated 15,000 dwellings within the four towns and 1,300 dwellings within the larger villages. (Table 5)

Table 5: Estimated number of dwellings in towns and villages in South Kesteven

	Deliverable	Developable		
	(within 5 years)	(6-10 years)	(11-15 years)	(15 years +)
Grantham	3522	8999	151	15
Stamford	1025	364	408	408
Bourne	198	203		
Deepings	449	40	50	50
Villages	1001	194	75	50
Total	6195	9800	684	523

2.10 The sites identified which are already within the planning process could provide approximately 4,000 dwellings and it is estimated that those not in the planning process could provide in excess of 12,500 dwellings during the period to 2026. (Table 6)

Table 6: Estimated number of dwellings by SHLAA categories in South Kesteven

	Deliverable	Developable		
	(within 5 years)	(6-10 years)	(11 – 15 years)	(15 years +)
Sites in the planning process	3956	250	200	0
Sites not in the planning process	6857	4935	485	460
Total	10,813	5185	685	460

2.11 The SHLAA identified a total of 120 sites within South Kesteven: comprising 64 greenfield sites and 58 previously developed sites. Approximately 1300 dwellings could be accommodated on previously developed land, and approximately 15,000 dwellings on greenfield sites. Several of the large greenfield sites were identified on the edge of Grantham which could be used to provide Urban Extensions to the town.

2.12 The Regional Spatial Strategy (RSS8) requires South Kesteven District Council to deliver a total of 16,800 dwellings. The number of dwellings completed during the period to 31 March 2009 is 5,649, a further 11,151 dwellings would need to be delivered during the period to 2026. The SHLAA has identified sufficient land to provide in excess of the RSS requirement.

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Partial Peterborough Housing Market Area

2.13 The SHLAA has identified a supply of land within the Housing Market Area to provide an estimated 37,272 dwellings within the regional plan period. Of this total, 6,354 dwellings could be accommodated on sites that are already in the planning process and an estimated 30,918 on new sites not already in the planning process.

Table 7: Estimated number of dwellings by SHLAA categories in Peterborough Partial HMA

	Deliverable	Developable		
	Within 5 Years	6 – 10 years	11 – 15 years	15 years +
Sites in the Planning Process	5460	555	339	0
Sites not in the Planning Process	11592	8023	2696	8607
Total	17052	8578	3035	8607

2.14 The adopted RSS8 has identified a housing requirement of 24,000 for the Peterborough Partial HMA. At 1 April 2009 a total of 7,406 dwellings had already been provided, leaving a remaining requirement of 16,594 for the period 2009 – 2026. The SHLAA process has identified potential land sources that could supply dwellings in excess of the RSS requirement.

2.15 The tables illustrate that specific ‘developable’ sites for years 6-10 and 11-15 have also been identified through the SHLAA in Rutland, SHDC & SKDC. These sites will enable the 5 year supply to be further topped up if necessary and in line with the DCLG Practice also justify why there is no need to identify broad locations for growth and/or make use of a windfall allowance in accordance with the SHLAA methodology.

Future Reviews

3.0 Future review

- 3.1 A joint report will be prepared by 31st December each year including updated information on the existing sites in the SHLAA. New housing sites put forward before 31st March of each year will be assessed and included in the annual SHLAA report.

A full reassessment of the SHLAA will be carried out every five years unless a shortfall in housing numbers is identified through the annual review. This will ensure a 5 year, 10 year and if possible a 15 year supply of land for housing is identified.

4.0 Further Information

- 4.1 If you require further details on the SHLAA, please contact the Planning Policy sections at Rutland County Council (Tel: 01572 722577), South Holland District Council (Tel: 01775 764467) or South Kesteven District Council (Tel: 01476 406438). Alternatively further details can be viewed on the Council's websites: www.rutland.gov.uk, www.southkesteven.gov.uk or www.sholland.gov.uk.

Glossary

Annual Monitoring Report (AMR): Monitoring document to assess how the policies are performing against their relevant targets and what action is required if targets are not being met. Any changes will be brought forward through a revised Local Development Scheme.

Core Strategy DPD: Sets out the long-term spatial vision for the local planning authority area, and the spatial objectives that will be put into place to deliver that vision. The Core Strategy is a Development Plan Document, and will be the key document of the Local Development Framework.

Communities and Local Government (CLG): The national government department with responsibility for Local Government, Housing and Planning amongst other areas. This department sets guidance and policy for these areas, including Planning Policy Statements and Circulars giving national guidance on specific planning issues.

Development Plan: The series of documents that set out the policies and proposals for the development and use of land in an area. Comprising the Regional Spatial Strategy, and District's individual Local Plans/Local development Frameworks

Development Plan Document (DPD): These documents are statutory Local Development Documents that the local Planning Authority must prepare. They include the Core Strategy.

Employment Land Review: A study to assess the demand for and supply of employment land and the sustainability of sites for employment. The study also helps to identify where sites are no longer suitable for employment development and should be made available for other uses.

East Midlands Regional Assembly (EMRA): The regional planning body for the East Midlands.

Greenfield Land: Land that has not been developed for any specific use, for example agricultural or horticultural sites.

Government Office for the East Midlands (GOEM): Includes the regional representation of the Department for Communities and Local Government.

Housing Market Area (HMA): The geographical area in which the majority of the employed population both live and work, and where most of those changing home without changing employment choose to stay.

Local Development Document (LDD): Documents that together make up the Local Development Framework, including development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

Local Development Framework (LDF): The portfolio of documents that make up the District level element of the development Plan. Provides the policies for meeting the communities economic, environmental and social aims for the future.

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Local Plan: Sets out detailed planning policies and land-use proposals to guide development in the District. The local Plan is being replaced by the Local Development Framework.

National Land Use Database (NLUD): Database of previously developed sites that are either vacant or derelict. Also includes some sites that are known to be likely to become vacant. Data is input by Local Authorities.

Planning Policy Statement (PPS): Statements of national planning policy published by the Department for Communities and Local Government and their predecessors. PPS's are gradually being produced to update and replace the Planning Policy Guidance Notes.

Previously Developed Land (PDL): Land that has been used in the past for a specific use, for example redundant employment land or railway land. Also can be referred to as brownfield land.

Regional Spatial Strategy (RSS): Prepared by EMRA, the RSS provides a spatial framework in which to prepare Local development Documents. The RSS is a statutory document.

Strategic Housing Market Assessment (SHMA): Document providing evidence on the assessment of existing housing and the need for new housing. Produces results for a given set of market and sub-market areas across all tenures.

Urban Capacity Study: The predecessor to the Strategic Housing Land Availability Assessment. The urban Capacity Study only looked at brownfield sites within larger settlements.