



# Strategic Housing Land Availability Assessment

Methodology & Project Plan

January 2008

Prepared by Strategic Planning & Developments

LOCAL DEVELOPMENT FRAMEWORK

# Trafford Council

## Strategic Housing Land Availability Assessment 2008

### Methodology

#### 1. Introduction

- 1.1 Planning Policy Statement 3: Housing (PPS3) sets out the national planning policy framework for delivering the Governments housing objectives. The Governments objective is to ensure that the planning system delivers a flexible responsive supply of land for housing based on the plan, monitor and manage approach. To meet this objective local authorities are required to identify broad locations and specific sites that will enable continuous delivery of housing for at least 15 years. Local authorities are also required to identify sufficient specific sites to deliver enough housing to meet requirements over rolling 5 year periods.
- 1.2 Strategic Housing Land Availability Assessments (SHLAA) are a key component of the LDF evidence base to support the delivery of sufficient land for housing within the borough. The primary role of the SHLAA is to:
- Identify sites with potential for development for housing use;
  - Assess the potential development yield of the identified sites; and
  - Assess when the sites are likely to be developed.
- 1.3 Practice guidance on Strategic Housing Land Availability Assessments was published by the Department for Communities and Local Government at the end of July 2007. This document sets out the methodology for how the assessment should be undertaken.

#### 2. Purpose of the Assessment

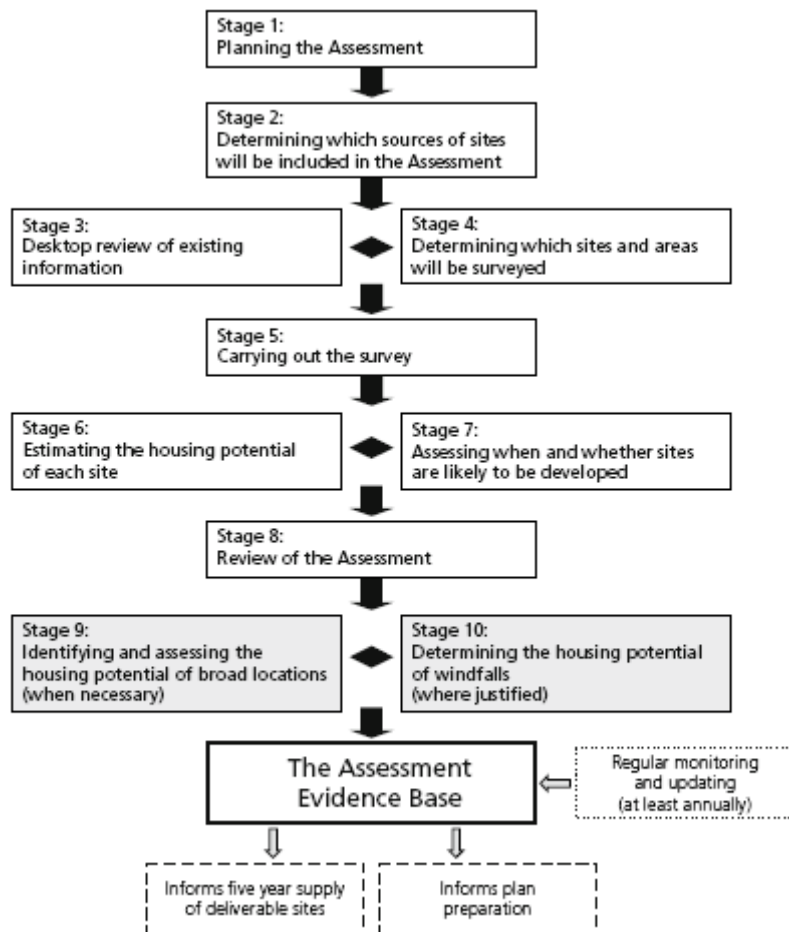
- 2.1 The primary aim of the assessment is to identify as many sites with housing potential in and around the Borough's established settlements as possible, so that:
- Trafford's RSS housing requirement can be met;
  - A continuous, flexible and responsive supply of housing can be provided;
  - Certainty can be provided to the house building industry by identifying sites with potential;
  - Choices are available to meet the need and demand for more housing; and
  - An evidence base is provided for making decisions about how to shape places and allocate sites in the LDF.
- 2.2 The Assessment and its future review (carried out as part of the Annual Monitoring process) will form an important evidence source to inform the Trafford LDF Core Strategy and Land Allocations plans as they are being drawn up to determine the land to be allocated for housing and other development.
- 2.3 The Assessment will draw upon other technical evidence that has either already been produced or is currently being compiled to inform the Core Strategy and Land Allocations plans, including the 2006 Urban Housing Capacity Study, the 2007/8 housing land availability and employment land review studies.

- 2.4 The initial Assessment will be produced as a stand-alone Trafford district wide study to enable the Council to meet the Government requirement to have some output available by the end of March 2008. Future Assessments will be produced co-operatively at the sub-regional (AGMA) level as effective working arrangements are put in place to achieve this end.
- 2.5 Traffords SHLAA will involve partnership working, principally through consultation with the Trafford Partnership (the Boroughs Local Strategic Partnership that brings together more than 100 organisations including key local and regional partners across the public, private, voluntary and community sectors) augmented with consultation with other actual/potential local stakeholders (landowners, developers, infrastructure service providers and other interested parties).
- 2.6 The site by site Assessment data will be recorded within an Access database linked to map information contained within the Councils GIS. It is anticipated that once the initial assessment has been completed it will be updated on an annual basis and the results reported in the LDF Annual Monitoring Report.

### 3. Methodology

- 3.1 The Trafford SHLAA will follow the methodology set out in the CLG Practice Guidance. The Council intends to follow the 10 stages identified in diagram 1.

Diagram 1: SHLAA process and outputs



Source: Strategic Housing Land Availability Assessments – Practice Guidance, July 2007

### **Stage 1 – Planning the Assessment**

- 3.2 A project plan has been produced following the above methodology to ensure that the initial SHLAA is delivered to the end of March deadline requested by the Government. The plan is attached as an appendix to this report.
- 3.3 As indicated above this initial Assessment is being undertaken as a stand-alone product until such time as effective arrangements are put in place to enable the timely production of co-operative sub-regional Assessments.
- 3.4 The initial Assessment work will be coordinated and undertaken within the Strategic Planning and Developments team with appropriate supporting input from Planning and Building Control, Housing Strategy and Asset Management teams, the Trafford Partnership and other local stakeholders.

### **Stage 2 – Determining the Sources of Sites to be Included in the Assessment**

- 3.5 In line with the CLG guidance, the Trafford SHLAA will include the following sources of sites with potential for housing that are currently within the planning/development pipeline:
- Sites with an outstanding planning permission for residential development (or mixed use with a residential component) that are currently under construction;
  - Sites with an outstanding planning permission for residential development (or mixed use with a residential component) that are not under construction. This includes sites with either full or outline permission;
  - Sites that have been allocated for residential use in the Trafford UDP which do not benefit from an extant planning consent;
  - Sites or areas that have existing project/development briefs which include an element of residential development;
  - Sites and/or areas that are allocated (or have planning permission) for employment or other land uses which are no longer required for those uses (as assessed by the employment land review study);
  - Sites that have benefited from planning permission previously but where the permission may have lapsed;
  - Sites that have recently been refused planning permission for residential use where future development may be acceptable.
- 3.6 For potential sites not currently within the planning/development pipeline the SHLAA will review the sites without the benefit of planning permission for development that were included within the 2006 Urban Housing Capacity Study and take advice from Planning and Building Control, Housing Strategy and Asset Management teams, the Trafford Partnership and other local stakeholders to identify additional potential sources of supply of the following type: -
- Vacant and derelict previously developed land and buildings;
  - Vacant land not previously developed (green-field sites including underused or potentially surplus school playing fields) ;
  - Underused land and buildings (e.g. space above flats and shops and bringing empty residential properties back into use;
  - Surplus public sector land;
  - Land in non residential use (e.g. car parks, commercial buildings);
  - Opportunities in established housing areas (e.g. intensification of areas including the sub division of buildings);
  - Large scale re-development and re-design of existing residential areas, and,
  - Sites in rural areas and rural exception sites.

The above Assessment will be undertaken within the context of the constraint to development imposed by the extent of the Green Belt designation across the Borough as set out within the RSS.

### **Stage 3 – Desktop Review of Existing Information**

- 3.7 The Council has access to a considerable amount of information in the form of existing databases and studies. This information will help to assess the deliverability and developability of sites, including any site constraints. The following sources of information will be used as part of the desktop review of existing information.

#### Housing Land Availability Data

This database maintains a list of all sites allocated or with permission for residential development within the Borough. The database records the assumed/approved development capacity of each site and development progress (planning permission changes and the number of housing units started/completed on each site) as it occurs.

Summary database reports are produced bi-annually to provide an overall accounting of the available land supply across the Borough for general information purposes and for reporting in the LDF Annual Monitoring Report. The database as it stands at October 2007 will form the base data for the SHLAA.

#### Planning Application Data

This database maintains a record of all planning applications submitted to the Council. This database will be interrogated to compile data on all planning permissions granted, refused or in-hand to augment the Housing Land Availability database data.

#### The Trafford Urban Housing Potential Study Data

This study produced an assessment of the potential future supply of land for new housing development as at April 2006. A review of the database compiled for this study will be interrogated to potentially further augment the supply of data recorded from the above two sources.

#### Preliminary 5 Year Housing Supply Study Data

As required by PPS3 the Council has prepared a preliminary assessment of the likely deliverable supply of land for housing development over the next five years based upon the data recorded in the Housing Land Availability Database at April 2007. This study data will be used to inform the compilation of the SHLAA assessment.

#### Employment Land Review Data

The Council is currently carrying out an Employment Land Review which will inform the LDF evidence base. The findings of the Employment Land Review will be used to help identify surplus employment sites that may have the potential for residential development.

#### Derelict Land Data

Derelict sites identified within the Revised Trafford UDP under proposal ENV32 will be investigated for their potential for inclusion within the SHLAA.

#### Vacant Council Land/Empty Property Data

Data contained within the Council's land terrier and empty property registers will be investigated to identify additional sites and property that can be investigated for their inclusion within the SHLAA.

#### Land Allocations DPD Site Data

As part of the LDF process the Council is currently preparing a Land Use Allocations Development Plan Document (DPD). The first stage of consultation in the preparation of this work has commenced and is still ongoing. Sites that have been suggested as suitable or capable of allocation for housing or other use during the consultation will be fed into the SHLAA assessment.

#### Development Constraints Data

The Council will draw on information sources such as the Strategic Flood Risk Assessment (currently being carried out by consultants for all 10 Greater Manchester Districts) and Landfill Gas and Contaminated Land records – supplemented by site survey – to assess the potential constraints to the development of sites identified in the SHLAA.

- 3.8 A list of sites and information gathered on each of the sites will be assembled and duplicates removed. All sites will be mapped for use in the site survey and to help in identifying any duplicates.

#### **Stage 4 – Determining the Sites and Areas to be Surveyed**

- 3.9 The initial Assessment (by desk survey) will seek to identify all potential development sites with a capacity of one or more dwelling unit within, on the fringe or outside the established urban area that are not constrained by Green Belt policy as it is set out within the RSS and the Adopted Trafford UDP.
- 3.10 To comply with Government advice sites identified by the above process will be subject to a site visit as necessary to check site boundary information, development progress and to gain an up to date view on potential constraints than may affect the development of the site.
- 3.11 The scope of future Assessments will be reviewed to take into account the findings of the initial Assessment and the experience gained in its production, any future changes to Government guidance on the topic and policy development through the RSS review process.

#### **Stage 5 – Carrying out the Survey**

- 3.12 As indicated above the initial Assessment will be undertaken principally by the Strategic Planning and Developments Team using a desk top and site survey approach.
- 3.13 The survey and site data recording processes will be undertaken within a common framework that will be specified at the commencement of the Assessment.
- 3.14 Planning and Building Control, Housing Strategy and Asset Management teams, the Trafford Partnership and other local stakeholders will be consulted to verify the data recorded by the above processes.
- 3.15 A separate SHLAA database will be created to record and store the verified data for checking, future reference and updating as necessary.

### **Stage 6 – Estimating the Development Potential of Identified Sites**

- 3.16 The estimation of the development potential of the identified sites will be undertaken to a common set of rules (to be determined by the project team) that will be specified at the commencement of the Assessment that will seek to take account of planning application, planning permission and development plan allocation data, site characteristics and location data.

### **Stage 7 - Assessing when and whether Sites are likely to be Developed**

- 3.17 The estimation of the timing and “build-out” of identified sites will also be undertaken to a common set of rules to be specified at the commencement of the Assessment. The rules will seek to take account of planning permission status, the type of development envisaged on site and average “build rates”.

### **Stage 8 – Review of the Assessment**

- 3.18 The conclusions of the initial Assessment will be summarized to produce 5, 10, 15 year housing trajectory data set against the RSS requirement that will be published for stakeholder consultation.

### **Stage 9 - Identifying and Assessing the Housing Potential of Broad Locations**

- 3.19 The need to undertake this task will be reviewed post completion of the stakeholder consultation.

### **Stage 10 - Determining the Development Potential of Windfall Sites**

- 3.20 The potential contribution to the future land supply of windfall development sites, beyond that identified by the methodology indicated in the above text, will not be undertaken as part of the initial Assessment.
- 3.21 The need to produce such an estimate as part of the initial Assessment will be reviewed post completion of the stakeholder consultation.

## **4.0 Project Plan**

- 4.1 A project plan to ensure the completion of the first SHLAA by the end of March 2008 is attached.

## Appendix 1 – Project Plan

|  | Dec-07    |           | Jan-08    |           |           |           | Feb-08    |           |           |           | Mar-08    |           |           |           |           |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Week ending (Friday)   | 21-Dec-07 | 28-Dec-07 | 04-Jan-08 | 11-Jan-08 | 18-Jan-08 | 25-Jan-08 | 01-Feb-08 | 08-Feb-08 | 15-Feb-08 | 22-Feb-08 | 29-Feb-08 | 07-Mar-08 | 14-Mar-08 | 21-Mar-08 | 28-Mar-08 |
| <b>Tasks</b>   |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |
| <b>Stage 1 - Planning the Assessment</b>   |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |
| Agree project team   |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |
| Prepare and agree project plan   |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |
| Prepare and agree methodology, definitions/assumptions.  |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |
| Advise P&BC/HS/AM, LSP and other stakeholders work commencing to attached methodology - invite comment/participation in work                                     |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |
|  |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |
| <b>Stage 2 - Determining sources of sites to be included</b>   |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |
| Agree sources of sites to be included in the assessment  |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |
| Ask P&BC/HS/AM/LSP and stakeholders for site suggestions (further to any Land Allocations DPD response).   |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |
| Produce and agree format of site proposals form to be sent to the above  |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |
|  |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |
| <b>Stage 3 - Desktop Review of existing information</b>  |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |
| Identify and agree list of potential sites using existing info sources (HLA database/UHPS 2006 etc). Record base info available for each site on SHLAA database. |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |
| Produce list of sites and map for use in the site survey   |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |
|  |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |



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| <b>Stage 4 - Determining which sites and areas will be surveyed</b>  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Project group to agree which sites will be surveyed (will there be a limit to the scope of the survey i.e. urban area only?) |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Determine whether there will be a site size threshold  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Sites to be surveyed split into groups (extra resource may be required)  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>Stage 5 - Carrying out the survey</b>   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Produce check list of what to survey to ensure consistent approach.  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Carry out the site surveys   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Update SHLAA database to include collected survey data.  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>Stage 6 - Estimating the housing potential of each site</b>   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Agree the density and other measures to be used to assess the potential development yield.                                   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Make an assessment for each of the sites surveyed  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>Stage 7 - Assessing when and whether sites are likely to be developed</b>   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Agree the assessment framework   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Assess sites for developability and deliverability.  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Assess site suitability, availability, achievability.  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| <b>Stage 8 - Review of assessment</b>   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Produce initial housing trajectory assessment (5, 10, 15 year) potential provision.                   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Assess whether or not potential provision meets the RSS requirement.                                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Prepare draft assessment for consultation purposes  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>Stage 9 - Identifying and assessing the housing potential of broad locations (where necessary)</b> |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>Stage 10 - Determining the housing potential of windfalls</b>                                      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |