

Report of Head of Scrutiny and Member Development

Report to Scrutiny Board (Housing and Regeneration)

Date: 25th September 2012

Subject: Leeds' Strategic Housing Land Availability Assessment (SHLAA)

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Introduction

1 In 2011/12, Scrutiny Board Regeneration conducted an inquiry into Housing Growth. One of the sessions examined Leeds' Strategic Housing Land Availability Assessment (SHLAA) which was originally completed to a 2009 base date.

2 Recommendation 6 of the Housing Growth Report of October 2011 states:

That the Director of City Development undertake a fundamental review of the SHLAA partnership by 31 December 2011 and before the preparation of the site allocation plan and that a report be submitted to Scrutiny Board (Regeneration) on the outcome.

3 The outcome of that review was considered by Scrutiny Board (Regeneration) in December 2011. At this meeting the Board made the following observations and comments;

- the concern that developers had been full members of SHLAA
(The Chief Planning Officer stated that Government guidance was unequivocal in that house builders were expected to be involved, and in particular give opinion on the deliverability of sites, taking account of market conditions and viability)
- the concerns expressed about the transparency behind the process operated to date by the SHLAA Partnership and that not all Elected Members were being kept informed of which developments were happening within their ward
- the views expressed at the Boston Spa Churchfield Inquiry that the

- SHLAA process was a discredited one
 - clarification of the further role of the SHLAA process in moving forward *(The Team Leader responded and confirmed that the process was between updates at the present time)*
 - reference to the 2011 update of site allocations which will not be published until the end of 2012. Members suggested that a list of all sites coming forward for consideration should be published now with a health warning that not all sites listed will not necessarily be progressed for a variety of reasons *(The Chief Planning Officer responded and agreed to this proposal)*
 - examples of Directorates within the Council being unaware of proposals within SHLAA to bring sites forward e.g. Florence Street and Shire View and their potential implications for future school provision *(The Chief Planning Officer responded and indicated that further work was taking place in this area and that a series of meetings about future school provision was underway)*
- 4 The Chair of Scrutiny Board (Housing and Regeneration) wishes to discuss aspects of the SHLAA at today's meeting. Appropriate officers will be in attendance.

Recommendations

- 5 Members are asked to discuss with officers the Leeds' Strategic Housing Land Availability Assessment (SHLAA).

Background documents¹

6. Scrutiny Report into Housing Growth, October 2011

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.