

Plans and land availability

Interest and relevance

- At the time of producing this chapter of our Strategic Housing Market Assessment 2013, local plans are being drafted or are going to examination, to test their soundness.
- These plans have used the objective assessment of need included in Chapters 12 and 13 of the SHMA, which in turn are explained in more detail in other “supporting” chapters.
- In past updates to the SHMA, this chapter provided a review of the figures in local authority’s planning documents including land availability assessments, and set out districts plans for the future especially for housing delivery.

Headline messages

- Chapter 12 *Forecasts for homes of all tenures* sets out the data underpinning objectively assessed housing need.
- Chapter 13 *Identifying affordable housing need* sets out our assessment of affordable housing need based on the 2007 CLG guidance and on draft CLG housing assessment guidance published in September 2013.
- Districts are currently in the process of setting out their plans in more detail over the coming 20 or 25 years, including setting out their housing trajectories which enable them to plan, monitor and manage their supply of new homes.
- They are also publishing assessments of housing land availability which are used to assess against housing need over the coming 5 years, to see if there is adequate land to meet the housing need identified.
- Therefore, in December 2013 as this chapter is being drafted much of this work is in progress.
- The role of this chapter, at the outset of the planning cycle, is not therefore to see how many homes have been delivered against target, or how many need to be delivered to meet the target in future. Rather the purpose of this chapter update is to help partners access the relevant plans and assessments.
- In a departure from our traditional approach, the SHMA project team is following a new path for this chapter. In 2013 we are publishing this chapter providing links to the relevant assessments. However instead of updating this chapter each year we propose setting up a web page, which will keep these links up to date in future, to provide a useful reference place for partners to access, to help find the relevant plans and documents.
- All these reports are, or will be, available on individual district websites.

Future monitoring points

- The links provided on the new web page will need to be kept up to date in future.
- Once plans have been through the inspection process, housing targets agreed, land availability fully assessed and 5 year supply of land identified, this chapter in the SHMA could revert to its previous role or monitoring future plans and land supply. This remains to be seen as the SHMA develops under the new CLG guidance.

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Please visit <http://www.cambridgeshireinsight.org.uk/housing/shma/shma-current-version> to read other SHMA 2013 chapters

Section 11.1 Introduction

11 Plans and land availability

11.1 Introduction

- At the time of producing this chapter of our Strategic Housing Market Assessment, local plans are being drafted or are about to be examined, to test their soundness.
- These plans have used the objective assessment of need included in Chapters 12 and 13 of the Assessment, which in turn are explained in more detail in the other SHMA chapters.
- In past updates to the SHMA, this chapter provided a review of the figures in local authority's planning documents including land availability assessments, and set out districts plans for the future especially for housing delivery.
- Districts are currently in the process of setting out their plans in more detail over the coming 20 or 25 years, including setting out their housing trajectories.
- They are also publishing their assessments of housing land availability which they are required to compare to housing need over the coming 5 years, to see if there is adequate land to meet the housing need identified.
- Therefore, in early December 2013, much of this work is in progress or is about to be examined and judged by the planning inspector. The role of this chapter, at the outset of the planning cycle, is not therefore to see how many homes have been delivered against target, or how many need to be delivered to meet the target in future. Rather the purpose of this chapter update is to help partners access the relevant plans and assessments.
- Because of the stage reached in the planning process at the time of drafting this chapter of the SHMA (December 2013) this chapter provides links to relevant documents, and acknowledges the stage districts find themselves at;
 - Between the abolition of the East of England Plan (our regional spatial strategy or RSS) and removal of its "top-down" targets; securing new evidence based on the East of England Forecasting Model which seeks to provide figures for each district regarding employment, population and households projections; and
 - Adopting new targets for each district, based on robust evidence, provided in Chapter 12, to feed into the local planning process.
- Due to the period of change districts are facing, clickable links will be provided and updated on www.cambridgeshireinsight.org.uk in future, rather than continually updating this SHMA chapter. The specific page to refer to is <http://www.cambridgeshireinsight.org.uk/housing/new-homes/plans-and-land>

Section 11.2 Facts and figures

11.2 Facts and figures

11.2.1 Timetable for local plan processes

Cambridgeshire County Council hosts a web page setting out the timetable for Cambridgeshire's local plans, accessible here: <http://www.cambridgeshire.gov.uk/environment/planning/policies/district-local-plans.htm>.

The web page introduces the collated timetable saying:

"The Cambridgeshire City and District councils prepare local development plans which are intended to provide guidance on the use of land and the criteria upon which to decide planning applications for development.

Given the changes to the planning system currently being brought in by Government, through the Localism Bill and the Draft National Planning Policy Framework many of the councils are currently reviewing and updating their local plans. More information can be obtained by following the links on this page and in the timetable document listed below.

Some local plans are, however, the responsibility of the County Council, and in Cambridgeshire, this applies to the Cambridgeshire and Peterborough Minerals and Waste Development Plan.

Community Groups and Parish and Town Councils will also have the opportunity to bring forward neighbourhood development plans for their area when the Localism Act comes into effect."

The collated plan is available here (as at December 2013):

<http://www.cambridgeshire.gov.uk/NR/rdonlyres/ED7B84E9-CE05-4CAA-B074-EA32668CBCDo/0/CambridgeshireLocalPlanscollatedtimetables.pdf>

11.2.2 Annual Monitoring Reports

The Annual Monitoring Report (AMR) is a document which is produced by the local authority each year, looking back at the previous financial year from 1 April to 31 March.

The report measures various indicators to assess the performance of the individual planning policies set out in the adopted development plan but also to provide a general portrait of the social, economic and environmental conditions in the district and the wider effects of the LDF on the district. The different indicators used in the report can be grouped into three categories:

- Contextual indicators: together these provide a portrait of the social, economic and environmental conditions in the district against which planning policies operate.
- Output indicators: include "core" and "local" output indicators along with detailed analysis of how the Council's adopted planning policies have performed. Core output indicators are set by central government and local output indicators are set by the local planning authority.
- Significant effect indicators are those which measure performance against objectives set in the Council's Sustainability Appraisal reports, and look at the wider effects of the local development framework or local plan on the district.

Section 11.2 Facts and figures

The AMR also assesses the Council's progress in producing its Local Development Framework documents against the timetable it has set itself.

Source: <http://www.scams.gov.uk/content/annual-monitoring-report>

Area	Planning policy pages	AMR introductory pages	Link to AMR 2012
Cambridge	http://www.cambridge.gov.uk/ccm/navigation/planning-and-building-control/planning-policy/	https://www.cambridge.gov.uk/annual-monitoring-reports	https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/documents/2012-AMR.pdf
East Cambridgeshire	http://www.eastcambs.gov.uk/local-development-framework/local-development-framework	http://www.eastcambs.gov.uk/local-development-framework/annual-monitoring-report	http://www.eastcambs.gov.uk/sites/default/files/AMR%202011-12%20Adopted.pdf
Fenland	http://www.fenland.gov.uk/article/3041/Neighbourhood-Strategy-Planning-Policy		Link to Housing Evidence Report December 2013: http://fenland.gov.uk/CHttpHandler.ashx?id=6762&p=0
Huntingdonshire	http://www.huntingdonshire.gov.uk/Planning/Planning%20Policy/Pages/LocalPlan%20to%2036.aspx		http://www.huntingdonshire.gov.uk/SiteCollectionDocuments/HDCCMS/Documents/Planning%20Documents/PDF%20Documents/Local%20Development%20Framework/Annual%20Monitoring%20Report%202012.pdf
South Cambridgeshire	https://www.scams.gov.uk/localplan		https://www.scams.gov.uk/content/annual-monitoring-report
Forest Heath	http://www.forest-heath.gov.uk/info/856/local-development-framework		http://www.forest-heath.gov.uk/downloads/file/1977/monitoring_report_2012
St Edmundsbury	http://www.stedmundsbury.gov.uk/planning-and-building-control/sebc-planning-policy-section/index.cfm	http://www.stedmundsbury.gov.uk/planning-and-building-control/sebc-planning-policy-section/annual-monitoring-report.cfm	Link to Housing Delivery Report 2011/12 http://www.stedmundsbury.gov.uk/planning-and-building-control/sebc-planning-policy-section/upload/December2012HousingDeliveryReportFINAL.pdf

11.2.3 Strategic Housing Land Availability Assessments

A Strategic Housing Land Availability Assessment (SHLAA) is one of a number of evidence base and supporting studies produced or commissioned by a local planning authority to inform the preparation of their Local Plan or LDF. The SHLAA is a technical assessment of the potential suitability, availability and achievability of sites for housing development.

Timetables

Monitoring reports were published in December 2012 and reported on 2011/12, which aligns with the other data collected in the 2013 SHMA.

These are in the process of being updated at the end of 2013, and will be published late in 2013 or early in 2014.

Section 11.2 Facts and figures

Table 1 sets out some useful links to find general pages on planning policies, then on AMRs, direct links to individual 2011/12 report, and in the last column, links to land availability assessments.

Table 1 **Links to SHLAA pages as at January 2014**

Area	Link to SHLAA page	Link to SHLAA documents
Cambridge	https://www.cambridge.gov.uk/strategic-housing-land-availability-assessment	https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/documents/SHLAA%20PART%201%20Main%20Report%20May%202013%20%20%26%20Annexes%201-12%20FINAL_o.pdf
East Cambridgeshire	http://www.eastcambs.gov.uk/local-development-framework/local-development-framework	http://www.eastcambs.gov.uk/sites/default/files/SHLAA%202013.pdf
Fenland	http://www.fenland.gov.uk/article/1710/Planning-and-Building	http://www.fenland.gov.uk/CHttpHandler.ashx?id=2496&p=0
Huntingdonshire	http://www.huntingdonshire.gov.uk/PLANNING/Pages/default.aspx	http://www.huntingdonshire.gov.uk/SiteCollectionDocuments/HDCCMS/Documents/Planning%20Documents/PDF%20Documents/Local%20Development%20Framework/Final%20doc%20with%20front%20cover.pdf
South Cambridgeshire	https://www.scambs.gov.uk/localplan	https://www.scambs.gov.uk/content/strategic-housing-land-availability-assessment
Forest Heath	http://www3.forest-heath.gov.uk/shlaa/shlaa_consultation.html	Assessment: http://www.forest-heath.gov.uk/download/downloads/id/599/shlaa-2010_update Review: http://www3.forest-heath.gov.uk/shlaa/FINAL%20SHLAA%202012%20Review%20Report%20V.2%2029.01.pdf
St Edmundsbury	http://www.stedmundsbury.gov.uk/planning-and-building-control/sebc-planning-policy-section/Strategic-housing-land-availability-assessment.cfm	http://www.stedmundsbury.gov.uk/planning-and-building-control/sebc-planning-policy-section/upload/D17-SHLAA-Final-2012_13.pdf

Please note; these links are bound to be updated and will not operate indefinitely due to technical changes. Please visit <http://www.cambridgeshireinsight.org.uk/housing/new-homes/plans-and-land> to find updated links.

Section 11.3 Analysis

11.3 Analysis

Current Situation

- As outlined, we are in a period of transition between using regional targets for the number of homes each district should deliver, and adopting new figures based on an objective assessment of need, which is still to be tested at inspection as at December 2013.
- Once this process has been completed, the SHMA can include figures on delivery against targets.

Changes over time

- The National Planning Policy Framework and associated guidance has created a new landscape for local plans, and a new set of requirements. It remains the SHMA's role to provide the evidence needed for these plans.

Geographical variation

- All seven districts in our housing sub-region, and indeed nationally, will be going through the process of objectively assessing need, devising and consulting on local plans, going through inspection and adopting their plans to 2031 or 2036.

Section 11.4 Background information

11.4 Background information

11.4.1 Links and references

Correct at November 2013

- CLG **SHLAA guidance**:
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/399267.pdf>
- CLG (2007) **Strategic Housing Market Assessments: Practice Guidance, version 2** accessed at
<http://www.communities.gov.uk/publications/planningandbuilding/strategichousingmarket>
- CLG (2013) **Assessment of housing and economic development needs** accessed at
[http://planningguidance.planningportal.gov.uk/blog/guidance/#Assessment of housing and economic development needs](http://planningguidance.planningportal.gov.uk/blog/guidance/#Assessment%20of%20housing%20and%20economic%20development%20needs)
- Lin to local plan and SHLAA pages on district websites can be found at
<http://www.cambridgeshireinsight.org.uk/housing/new-homes/plans-and-land>

Section 11.4 Background information

11.4.2 Definition of terms

Term used	Abbreviation	Meaning, source or link to relevant website
Strategic Housing Land Availability Assessment	SHLAA	<p>The SHLAA is a key component of the evidence base for a Council's Local Development Framework (LDF).</p> <p>It is required by PPS³ and provides information on the opportunities that exist to meet housing targets and the choices available for delivering housing in sustainable locations. PPS³ requires Local Authorities to identify specific deliverable sites to deliver housing in the first five years from the adoption of the Core Strategy. In addition, Local Authorities are required to identify a further supply of specific, developable sites for years 6-10; and, where possible, years 11-15. This should draw on information from the SHLAA. The SHLAA seeks to demonstrate that there is enough land that could be delivered when required.</p> <p>The fundamental purpose of the SHLAA is to understand the level of housing opportunities within each individual District. This is achieved by:</p> <ul style="list-style-type: none"> ▪ Identifying sites with potential for housing ▪ Assessing their potential suitability for housing ▪ Identifying any constraints to development ▪ Indicating whether suitable sites are deliverable and developable and available for allocation if needed
Annual Monitoring Report	AMR	A report completed each year by each district planning authority, on various planning related issues. County Councils may also validate and combine district AMRs into one consolidated report.

Section 11.4 Background information

11.4.3 Data issues

- Not applicable to this chapter at its 2013 update

Section 11.4 Background information

11.4.4 Core requirements of the SHLAA

An assessment should, as a minimum, provide the core outputs and follow the process requirements set out below.

SHLAA core outputs

- A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary).
- Assessment of the deliverability/developability of each identified site (i.e. in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed.
- Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified).
- Constraints on the delivery of identified sites.
- Recommendations on how these constraints could be overcome and when.

SHLAA process checklist

- The survey and Assessment should involve key stakeholders including house builders, social landlords, local property agents and local communities. Other relevant agencies may include the Housing Corporation and English Partnerships (a requirement in areas where they are particularly active).
- The methods, assumptions, judgments and findings should be discussed and agreed upon throughout the process in an open and transparent way, and explained in the Assessment report. The report should include an explanation as to why particular sites or areas have been excluded from the Assessment.

The use of this standard methodology is strongly recommended because it will ensure that the Assessment findings are robust and transparently prepared. When followed, a local planning authority should not need to justify the methodology used in preparing its assessment, including at independent examination. However, where a different methodology is used, the Assessment report will need to explain the approach chosen and the reasons for doing so, and the approach may need to be justified at independent examination.

11.4.5 Keeping the SHLAA up-to-date

The Assessment, once completed, should be regularly kept up-to-date (at least annually) as part of the Annual Monitoring Report exercise, to support the updating of the housing trajectory and the five-year supply of specific deliverable sites. The main information to record is whether:

- Sites under construction have now been developed, or individual stages have been developed.
- Sites with planning permission are now under-construction and what progress has been made.
- Planning applications have been submitted or approved on sites and broad locations identified by the Assessment.
- Progress has been made in removing constraints on development and whether a site is now considered to be deliverable or developable.
- Unforeseen constraints have emerged which now mean a site is no longer deliverable or developable, and how these could be addressed.
- The windfall allowance (where justified) is coming forward as expected, or may need to be adjusted.