

	<p style="text-align: center;"><b>Planning Committee</b> 21<sup>st</sup> October 2009</p> <p style="text-align: center;"><b>Report from the Chief Planner</b></p>
For action	Wards Affected: ALL
<p style="text-align: center;"><b>London Strategic Housing Land Availability Assessment : implications For Brent</b></p>	

## 1.0 Summary

- 1.1 This Report informs Members of the outcome of the London Strategic Housing Land Availability Assessment (SHLAA) recently undertaken to identify land and buildings suitable for new housing development in Brent. The SHLAA's evaluation of Brent's potential new housing capacity will inform the proposed 'New London Plan' housing target for Brent for the period 2011 - 2021. The provisional findings of the SHLAA indicate that Brent's new annual housing target should remain virtually the same as its current London Plan target of 1,120 homes.

## 2.0 Recommendations

- 2.1 That the Planning Committee agrees that the SHLAA outcome represents an acceptable basis for negotiating Brent's new London Plan housing target with the Mayor of London.

## 3.0 Detail

### Introduction

- 3.1 Local Planning Authorities are required, by Planning Policy Statement 3, Housing (PPS 3), to undertake a Strategic Housing Land Availability Assessment (SHLAA) to inform the preparation of their Local Development Framework (LDF) and, in particular, their housing land supply and annual new housing target. A similar requirement applies to the Mayor's preparation of a 'New London Plan' (see Report on this agenda), which will set the new housing target for each borough.
- 3.2 The boroughs are therefore required to actively assist the Mayor and the Greater London Authority (GLA) in undertaking the London

Strategic Land Availability Assessment 2009 (London SHLAA). An element of the Housing and Planning Delivery Grant was conditional on the GLA certifying that the borough had actively participated in the London SHLAA. The Government Office for London (GOL) further advised that the boroughs' active participation in the London SHLAA would satisfy the PPS 3 requirement, and so the boroughs would not have to undertake their own SHLAA.

### The SHLAA Methodology

- 3.3 The most important part of the SHLAA involved assessing the potential housing capacity of large sites (more than 0.25 ha size). This evaluation was undertaken using a GLA hosted IT system and sites database. Brent Planning Officers evaluated 359 sites and assessed that 88 have a potential capacity to sustainably provide substantial new housing schemes, in accordance with Brent's land use strategy and planning policies. The sites considered unsuitable for new housing development are mostly located in employment areas, accommodate key community facilities (education and health etc) or provide essential open space. Others on the GLA supplied list had already been developed for housing.
- 3.4 The SHLAA concluded that the evaluated sites have the capacity to provide at least 8,365 self contained (s/c) homes (flats and houses) during the primary period (New London Plan) 2011 – 2021. The overall SHLAA evaluation period runs from 2009 to 2031. It is important to appreciate that this is very much a minimal capacity figure as the SHLAA employs a very conservative methodology; which operationally discounts' substantially potentially higher housing capacities, by modelling very significant 'constraints' (such as, potential townscape and other environmental factors). Potential development constraints which might be resolvable through the individual site design and development process.
- 3.5 The SHLAA further assessed the potential housing capacity of small sites (under 0.25 ha) through an historical trend extrapolation study which indicated that such sites might provide a further 1,906 s/c homes during the period 2001 -2021. Combining these large and small sites outputs provides a minimal annual potential capacity of 1,021 s/c homes. This figure, which will inform the New London Plan's s/c homes target, would represent a 12% increase on the current London Plan's 915 homes
- 3.6 The SHLAA has also assessed that Brent has the potential capacity to annually provide 29 non self contained homes (in Houses in Multiple Occupation and Hostels), representing a 71% decrease on the current London Plan sectoral target (100). And that Brent should be able to secure the re-occupation of 61 vacant s/c homes annually, representing a 41% decrease on the current London Plan sectoral target (103).

### The London SHLAA Outcome; Implications For Brent

Planning Committee (21 <sup>st</sup> October.....)	Version (No 2) 30 <sup>th</sup> September 2009)
-------------------------------------------------------	----------------------------------------------------

- 3.7 Brent's participation in the London SHLAA to the satisfaction of both the GLA and GOL should place the Council in a favourable position at the forthcoming Examination In Public of the LDF Core Strategy (see Report on this agenda).
- 3.8 It is not unreasonable to infer that the above SHLAA outcomes will be generally incorporated into the proposed New London Plan, which will replace the current London Plan, probably in 2011 (see Report on this agenda). On this basis, Brent's annual housing target would be 1,117 additional homes, representing a decrease of 0.3% on the current London Plan target (1,120).
- 3.9 Brent would therefore be one of the only five boroughs to have a standstill/decreased housing target, as most other boroughs are likely to have significantly increased targets. However, Brent's current position should be seen in the context of the previous London Housing Capacity Study 2005 which resulted in a 90% increase on our previous London Plan s/c homes sectoral target (from 482 to 915).
- 3.10 A reasonably achievable London Plan housing target would be beneficial to the Council as it would not only reinforce Brent's land use strategy to prevent the loss to housing development of existing employment and open space sites. But could also generate additional Government grant for meeting and exceeding our housing target. For example, the Planning Service is likely to be awarded additional Housing and Planning Delivery Grant for having consistently exceeded the current London Plan target (915). And the Local Area Agreement National Indicator 154 Additional Homes (s/c) is based on this same target.

### **Conclusion**

- 3.11 The London SHLAA has been undertaken in a process which has been mutually beneficial to both the GLA and the Council, particularly as it is likely to result in a reasonably achievable New London Plan housing target.

### **4.0 Financial Implications**

- 4.1 No negative financial implications are likely to directly arise from the London SHLAA. As already noted, the undertaking of the London SHLAA, a statutory obligation, has been financially assisted through a special Housing and Planning Delivery Grant allocation. While the resulting amenable housing target could generate further Government funding.

### **5.0 Legal Implications**

- 5.1 Both the GLA and GOL appear to be satisfied that the Council has satisfactorily fulfilled its statutory obligations to identify an adequate

supply of land suitable for new housing development through its active participation in the London SHLAA.

## **6.0 Diversity Implications**

6.1 None discernible.

### **Background Papers**

- London's Housing Capacity 2009 : Study Overview and Participant Guide (GLA, 2009)

### **Contact Officers**

Any person wishing to inspect the above paper should contact Michael Maguire at Brent's Planning Service, michael.maguire@brent.gov.uk, 020 8937 5310.

**Chris Walker**  
**Chief Planner**