

Gosport Borough Local Plan 2011-2029

Statement on Issues and Questions

Issue 1.9

In light of the above matters and taking into consideration that the last call for housing sites was in 2012, can the SHLAA be considered to be formulated on a sound evidential basis?

Date: 6th February 2015



GOSPORT
Borough Council

Introduction

- 1.1 The Council latest's Strategic Housing Land Availability Assessment (SHLAA) was produced in 2014 (Submission Library LP/E7/1) and is a key component of the evidence base that underpins the Gosport Borough Local Plan 2011-2029 (GBLP)(LP/A1/1). It provides an assessment of the potential supply of sites for housing in the Borough and assesses their suitability for housing development and the likelihood of development coming forward in terms of availability and achievability. The criteria for assessing these elements are set out in the national Planning Practice Guidance (nPPG)¹.

The identification of potential sites

- 2.1 The Council considers that the SHLAA is a comprehensive assessment of the potential of broad areas and individual sites that could come forward for residential development.
- 2.2 As part of both the production of the GBLP and the SHLAA, the Borough Council undertook two 'call for sites' exercises, one in 2008 and one in 2012. Letters were sent to landowners, developers and planning agents requesting whether they were aware of any sites that they wished to be considered to be included in the forthcoming development plan for residential development.
- 2.3 Further details of the call for sites consultation are included in the Council's Statement of Consultation (Nov 2014) (LP/A4/3) (see paragraphs 3.1-3.4 on p6 and Appendix 2 on pages 43-46). The Council maintains a large database of stakeholders that are interested in being consulted on development plan documents, supplementary planning documents and other related documents and process. Consequently the Council is confident that relevant organisations and individuals had sufficient opportunities to suggest sites for inclusion in the SHLAA and ultimately for inclusion in the GBLP.
- 2.4 Paragraphs 4.1-4.11 of the Housing Background Paper (LP/E1/8) provide further details on the results of these two call for sites process. Sites that were put forward have been subject to a sustainability appraisal (see Annex C LP/A2/5).
- 2.5 These same stakeholders are also included on the Council's Local Plan consultation database and consequently further opportunities were available to put sites forward at the public consultation stage of the Consultation Draft of the GBLP (19th December 2012 to 13th February 2013) and even at the most recent consultation of the Publication version of the GBLP (12th August to 22nd September 2014). The relevant SHLAA report was made available as part of the supporting evidence base as part of these consultations.
- 2.6 As part of the latest consultations representations were received putting forward sites for residential development or mixed use development which include a residential component. These are:

¹ <http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>

- Rep 16 David Brace for a mixed use development at the Haslar Gunboat Yard.
- Rep 29 Millngate to include a residential component in addition to the commercial element previously sought.

2.7 It is also important to acknowledge that the SHLAA assessed the potential of sites in instances where the landowner did not respond to the Council's request at the call for sites stage through the undertaking of a site survey as detailed in paragraphs 4.15-4.41 of the SHLAA, which is in accordance with nPPG methodology.

2.8 The SHLAA will be updated on a regular basis through the Council's Annual Monitoring Report (AMR), as confirmed in paragraph 4.23 of the latest version of the AMR (LP/A7/1). This will give the Council an opportunity to assess any additional sites that the Council are made aware of, as well as reassessing the availability and achievability of sites identified in the current SHLAA. It is important to recognise that there is a presumption in favour of development in the GBLP. Therefore if new sites become available or existing known sites are now brought forward by landowners, it is likely such sites will be granted permission subject to the details of the other policies of the GBLP.

Conclusion

3.1 It is considered that the SHLAA contains a comprehensive assessment of potential sites in the Borough both in terms of broad areas and individual sites. The Council also contends that landowners and developers have had numerous opportunities to suggest sites through the call for sites process and various consultations on the Local Plan (and earlier documents). The Council has considered sites at each stage during the process including representations received at the Publication Stage and will continue to review the SHLAA as part of the Annual Monitoring Report. The SHLAA follows the guidance in the nPPG and is therefore considered to be formulated on a sound evidential basis.