


EXECUTIVE DECISION NOTICE

SERVICE AREA:	PLACE Planning and Transportation
SUBJECT MATTER:	1. 2020/21 STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT 2. 2021 BROWNFIELD LAND REGISTER
DECISION:	That it be DETERMINED to agree to: <ol style="list-style-type: none">1. Publish the 2020/21 revision of the Strategic Housing and Economic Land Availability Assessment in accordance with delegated authority as agreed by Executive Cabinet on 29 July 2020, minute no. 34 refers.2. Publish the 2021 revision of the Brownfield Land Register in accordance with approved delegated authority as agreed by Executive Cabinet on 29 July 2020, minute no. 34 refers.
DECISION TAKER(S):	Cllr Gerald Cooney Ian Saxon
DESIGNATION OF DECISION TAKER (S):	Executive Member (Housing, Planning and Employment) Director of Place
DATE OF DECISION:	8 December 2021
REASON FOR DECISION:	<p>To meet the requirements of paragraph 68 of the National Planning Policy Framework, which advises that strategic plan making authorities should have a clear understanding of the land available in their area through the preparation of such assessments.</p> <p>And to separately comply with the Town and Country Planning (Brownfield Land Register) Regulations 2017 requiring the updating of Brownfield Land Registers, at least annually.</p> <p>On 29 July 2020, Executive Cabinet resolved that delegated authority be given to the Director of Growth and the Executive Member (Housing Planning and Employment) to publish future revisions to the above documents. On 5 October 2021 Full Council resolved to delete the roles of Director of Operations & Neighbourhood and Director of Growth and to the Creation of Director of Place.</p>
ALTERNATIVE OPTIONS REJECTED (if any):	Not to issue updated revision of the Strategic Housing and Economic Land Availability Assessment and Brownfield Land Register.
CONSULTEES:	The assessment has been informed by: <ul style="list-style-type: none">• Market intelligence and knowledge of sites;• Discussions with developers, agents and land promoters; and

	<ul style="list-style-type: none"> • Various internal discussions including with: Development Management, Economic Development, Housing Strategy, Estates and Education.
FINANCIAL IMPLICATIONS: (Authorised by Section 151 Officer)	<p>There are longer term financial resource benefits that will be realised by the Council set out within this report and supporting appendices, the phasing of which cannot be quantified at this stage for the period 1 April 2021 to 31 March 2037.</p> <p>The estimated supply of additional housing as stated in section 2a will realise additional Council Tax funding for the Council. However this will need to be evaluated against the related cost impact of additional demand on Council services.</p> <p>In addition section 2d provides an estimate of the additional office, industrial and warehousing floorspace that will be provided over the same period to support future employment growth. An evaluation of the business rates funding that will realised via this additional capacity within the borough will also need to be facilitated</p> <p>The actual additional income that will be realised as land for property and business development is made available will be included within the Council's medium term financial planning assumptions which will be subject to annual review as a minimum.</p>
LEGAL IMPLICATIONS: (Authorised by Borough Solicitor)	<p>Government guidance on local plan making encourages authorities to publish documents forming part of their evidence base as they are completed on their website in an accessible format, rather than waiting until options are published or a local plan is published for representations, to keep communities informed and involved. Authorities are encouraged to use social media tools and other platforms to communicate with communities, where appropriate. However a document is taken to be 'made available' under the Town and Country (Local Planning) (England) Regulations 2012 when it is published on the authorities website and made available for inspection at the Council's principal office and such other places as the Council deems appropriate. The information collected for local plan monitoring purposes cannot therefore be considered 'available' for the purposes of the 2012 Regulations until such time as the current COVID-19 pandemic allows for physical copies of the documents to be made available. Any exercise of the delegations must comply with the Council's governance and The Openness of Local Government Bodies Regulations 2014.</p>
CONFLICT OF INTEREST:	None
DISPENSATION GRANTED BY STANDARDS COMMITTEE ATTACHED:	Not Applicable
ACCESS TO INFORMATION:	<p>The background papers relating to this report can be inspected by contacting the Report Writer, Graham Holland by:</p> <p> Telephone: 0161 342 4460</p>



E-mail: graham.holland@tameside.gov.uk

Signed

Dated: 8 December 2021

CLr Gerald Cooney, Executive Member (Housing, Planning and Employment)

Signed



Dated: 8 December 2021

Ian Saxon, Director of Place

EXECUTIVE DECISION REPORT

SERVICE AREA:	PLACE Planning and Transportation
SUBJECT MATTER:	1. 2020/21 STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT 2. 2021 BROWNFIELD LAND REGISTER
DATE OF DECISION:	8 December 2021
DECISION TAKER(S):	Cllr Gerald Cooney Ian Saxon
DESIGNATION OF DECISION TAKER (S):	Executive Member (Housing, Planning and Employment) Director of Place
REPORTING OFFICER:	Ian Saxon Nick Fenwick
REPORT SUMMARY:	<p>The Strategic Housing and Economic Land Availability Assessment (SHELAA) quantifies the housing and economic land potential of the borough. It continues to make best use of sites in highly accessible locations and indicates a potential supply of 6,612 net additional dwellings between 1 April 2021 and 31 March 2037. Additionally 96,753 sqm of office, industrial and warehousing floorspace are identified to support future employment growth.</p> <p>The Brownfield Land Register is a sub-set of SHELAA data. The register highlights those SHELAA sites that are wholly brownfield, not under construction and meet other specific criteria, as set out in regulations. In 2021, 104 sites fall into this category from the SHELAA and form the register, with potential to deliver 4,227 net residential units.</p>
RECOMMENDATION:	<p>That it be DETERMINED to agree to:</p> <ol style="list-style-type: none"> 1. Publish the 2020/21 revision of the Strategic Housing and Economic Land Availability Assessment in accordance with delegated authority as agreed by Executive Cabinet on 29 July 2020, minute no. 34 refers. 2. Publish the 2021 revision of the Brownfield Land Register in accordance with approved delegated authority as agreed by Executive Cabinet on 29 July 2020, minute no. 34 refers.
JUSTIFICATION FOR THE DECISION:	<p>To meet the requirements of paragraph 68 of the National Planning Policy Framework, which advises that strategic plan making authorities should have a clear understanding of the land available in their area through the preparation of such assessments.</p> <p>Also to separately comply with the Town and Country Planning (Brownfield Land Register) Regulations 2017 requiring the</p>

	<p>updating of Brownfield Land Registers, at least annually.</p> <p>On 29 July 2020, Executive Cabinet resolved that delegated authority be given to the Director of Growth and the Executive Member (Housing Planning and Employment) to publish future revisions to the above documents. On 5 October 2021 Full Council resolved to delete the roles of Director of Operations & Neighbourhood and Director of Growth and to create the role of Director of Place.</p>
ALTERNATIVE OPTIONS REJECTED (if any):	Not to issue updated revision of the Strategic Housing and Economic Land Availability Assessment and Brownfield Land Register.
CONSULTEES:	<p>The assessment has been informed by:</p> <ul style="list-style-type: none"> • Market intelligence and knowledge of sites; • Discussions with developers, agents and land promoters; and • Various internal discussions including with: Development Management, Economic Development, Housing Strategy, Estates and Education.
FINANCIAL IMPLICATIONS: (Authorised by Section 151 Officer)	<p>There are longer term financial resource benefits that will be realised by the Council set out within this report and supporting appendices, the phasing of which cannot be quantified at this stage for the period 1 April 2021 to 31 March 2037.</p> <p>The estimated supply of additional housing as stated in section 2a will realise additional Council Tax funding for the Council. However this will need to be evaluated against the related cost impact of additional demand on Council services.</p> <p>In addition section 2d provides an estimate of the additional office, industrial and warehousing floorspace that will be provided over the same period to support future employment growth. An evaluation of the business rates funding that will realised via this additional capacity within the borough will also need to be facilitated.</p> <p>The actual additional income that will be realised as land for property and business development is made available will be included within the Council's medium term financial planning assumptions which will be subject to annual review as a minimum.</p>
LEGAL IMPLICATIONS: (Authorised by Borough Solicitor)	<p>Government guidance on local plan making encourages authorities to publish documents forming part of their evidence base as they are completed on their website in an accessible format, rather than waiting until options are published or a local plan is published for representations, to keep communities informed and involved. Authorities are encouraged to use social media tools and other platforms to communicate with communities, where appropriate. However a document is taken to be 'made available' under the Town and Country (Local Planning) (England) Regulations 2012 when it is published on the authorities website and made available for inspection at the Council's principal office and such other places as the Council deems appropriate. The information</p>

	collected for local plan monitoring purposes cannot therefore be considered 'available' for the purposes of the 2012 Regulations until such time as the current COVID-19 pandemic allows for physical copies of the documents to be made available. Any exercise of the delegations must comply with the Council's governance and The Openness of Local Government Bodies Regulations 2014.
CONFLICT OF INTEREST:	None
DISPENSATION GRANTED BY STANDARDS COMMITTEE ATTACHED:	Not Applicable
ACCESS TO INFORMATION:	<p>The background papers relating to this report can be inspected by contacting the Graham Holland by:</p> <p> Telephone: 0161 342 4460</p> <p> E-mail: graham.holland@tameside.gov.uk</p>

1. INTRODUCTION

- 1.1 The purpose of the 2020/21 Strategic Housing and Economic Land Availability Assessment (SHELAA) is to build upon previous iterations of the assessment, identifying and quantifying the housing and economic land potential in the borough. It covers the period 1 April 2021 to 31 March 2037.
- 1.2 The SHELAA assessment, as with previous revisions, continues to be prepared in accordance with the National Planning Policy Framework and associated Planning Practice Guidance.
- 1.3 Additionally, the Local Authority is required to prepare, maintain and publish a Brownfield Land Register (at least once each year). The register is a mechanism to provide up to date and consistent information on brownfield sites in the borough that are considered appropriate for residential development. The register is prepared in accordance with government guidance, regulatory requirements and builds on those previously approved.
- 1.4 Both of the SHELAA and Brownfield Land Register updates are important, not only to meet statutory obligations, but to continue to promote the most efficient use of land in the borough. In addition to supporting the Published strategy of Places for Everyone, which states that 'a key part of the overall strategy is to maximise the amount of development on brownfield sites in the most accessible locations, and minimise the loss of greenfield and Green Belt land as far as possible'.

2. KEY POINTS

- 2.1 The Key points to note are:
 - a. The SHELAA continues to make best use of sites in highly accessible locations, particularly around transport hubs and the borough's town centres and indicates a potential supply of 6,612 net additional dwellings between 1 April 2021 to 31 March 2037.
 - b. This is topped up by the allocations within Places for Everyone to help meet the boroughs housing need and the target as proposed in the published plan.
 - c. Approximately 81% (not including allowances made for small sites) of units in the housing baseline are expected to come forward on brownfield sites, indicating a brownfield preference to the Council's future housing growth.
 - d. In addition, 96,753 sqm of office, industrial and warehousing floorspace are identified to support future employment growth. The latter of which is intended to be boosted by 160,000 sqm of floorspace at Ashton Moss West, as proposed in the Published Places for Everyone.
- 2.2 The SHELAA can be found in full at **Appendix 1**.
- 2.3 The identification of sites on the Council's Brownfield Land Register, as advised is good practice, continues to be informed by the SHELAA. The Brownfield Land Register is a subset of SHELAA data. The register highlights those SHELAA sites that are wholly brownfield, not under construction and meet other specific criteria, as set out in regulations. In 2021, 104 number of sites fall into this category from the SHELAA and form the register, with potential to deliver 4,227 net residential units.
- 2.4 The 2021 Brownfield Land Register can be found in full at **Appendix 2**.

3. RECOMMENDATIONS

- 3.1 Recommendations are as set out at the front of the report.