

APPENDIX 1

Liverpool/Wirral Strategic Housing Land Availability Assessment (SHLAA)

Draft Methodology, March 2009

CLG SHLAA Practice Guidance (July 2007)			Liverpool/Wirral SHLAA – applying CLG guidance
Stage	Activity	Key Tasks / Approach	
1.	Planning the Assessment	<p>Assess scope for joint working</p> <p>Identify key stakeholders</p> <p>Assess resources</p>	<p>Liverpool and Wirral are part of the Liverpool City Region Northern Area Housing Market, which also includes Sefton, West Lancashire and Knowsley. Sefton, West Lancashire and Knowsley are already conducting a joint study, which is scheduled for completion in February 2009. A key methodological principle of the Liverpool/Wirral SHLAA will be to ensure that outputs of the study will be compatible with outputs from the Sefton / West Lancashire / Knowsley study.</p> <p>Identified through CLG guidance. Core study Steering Group set up to oversee and input to study and methodological approach and to advise further on stakeholder involvement. Steering Group includes Liverpool and Wirral officers, locally active housebuilders and RSLs, NewHeartlands (Housing Market Renewal body for inner Merseyside), and representatives from adjoining authorities.</p> <p>Liverpool has established a project team of seven planning officers, including Development Control officers, to input as and when required to the SHLAA</p>

		<p>Determine management & scrutiny arrangements</p> <p>Set up Project Team</p> <p>Work Programme</p>	<p>Wirral has identified staffing resources within the Forward Planning section to undertake the SHLAA</p> <p>Funding contribution from Wirral/Liverpool/Peel Holdings joint New Growth Point bid has been secured to assist in delivering SHLAA, specifically in commissioning expert, independent input into achievability assessment at Stages 7c and 7d below</p> <p>To be determined by core Steering Group as above, but will include consultation on this methodology and on a draft report of findings</p> <p>Liverpool and Wirral officers as above, together with consultancy support through Stages 7c and 7d as outlined below, and guided by core Steering Group</p> <p>Liverpool study to be progressed in advance of Wirral to meet with respective LDF requirements. Overall Study scheduled for completion in January 2010</p>
2.	Determining which sources of sites will be included in the Assessment	Sites in the planning process	<p>Planning process sites:</p> <ul style="list-style-type: none"> • Sites with planning permission under construction at 1 April 2008 • Sites with planning permission yet to start at 1 April 2008 • Sites with planning permission subject to signing of Section 106 agreement at 1 April 2008 • Housing land allocations remaining from UDPs • Mixed-use sites remaining from Liverpool UDP

			<p><u>Call for Sites</u></p> <p>Liverpool and Wirral will undertake a Call For Sites (CFS) exercise to encourage all with an interest in residential development (landowners, developers, agents) to bring to the attention of the districts potential future residential development opportunities for inclusion in the Study. (Wirral has already carried out a call for sites for its Core Strategy preparation but will repeat this to the same timetable as Liverpool, in order to ensure consistency). The Call for Sites will:</p> <ul style="list-style-type: none"> • identify additional sites for assessment in the SHLAA • provide additional information on sites already identified, e.g., regarding ownership intentions, physical constraints
6.	Estimating site potential	<p>Influenced by:</p> <ul style="list-style-type: none"> • existing/emerging plan policy; • approach to housing density; • sample schemes 	<p>Liverpool approach will provide a balance between identifying bespoke design/layout options and applying density multipliers. Sites remaining from 2003 Urban Capacity Study have already been assessed through the use of bespoke design/layout options as set out in the NWRA's methodological guidance on Urban Capacity Studies in the North West.</p> <p>Large sites newly identified through site identification work will be assessed individually by planning officers, taking account of site-specific characteristics and applying desired house types and forms broadly indicated in the City's emerging Core Strategy</p> <p>Capacity of smaller sites to be assessed using density multipliers</p> <p>Wirral approach will seek to provide a balance between identifying bespoke design/layout options and applying density multipliers. Large and new sites</p>

			identified through the survey work will be assessed by DC officers through the application of desired house types and forms broadly indicated in the emerging Core Strategy
7.	Assessing suitability of sites, and ...whether likely to be delivered	Assess suitability, availability and achievability, and judge whether a site can be considered deliverable and/or developable	<p>Liverpool and Wirral will assess suitability and availability</p> <p>External consultant will be commissioned to</p> <ul style="list-style-type: none"> • appraise the Councils' assessment of suitability and availability, • assess achievability of sites identified and whether they are deliverable and/or developable • indicate when sites could be deliverable.
7a.	Assess suitability	<p>Consider:</p> <ul style="list-style-type: none"> • policy restrictions; • physical problems; • Impacts • environmental conditions 	<p>Liverpool and Wirral will subject all sites identified from Stage 5 to a proforma assessment of:</p> <ul style="list-style-type: none"> • policy restrictions; • physical problems; • impacts • environmental conditions, and • locational and sustainability criteria (distance from district and local centres, parks, railway stations, bus stops, etc).

7b.	Assess availability	Informed by ownership, legal, control	Liverpool and Wirral to ascertain, with best information available, ownership and legal constraints for all sites identified in Stage 5
7c.	Assess achievability	<p>Informed by 'a reasonable prospect' that housing will be developed at a particular point in time, taking into account: viability of site and developer capacity, influenced by:</p> <ul style="list-style-type: none"> • market factors; • cost factors • delivery factors 	<p>Consultant to appraise. Tender brief to be issued. Tender award to be based predominantly on demonstration of robust, credible approach to assessing achievability which is:</p> <ul style="list-style-type: none"> • fully consistent with CLG guidance • appropriate to the funding resource available • appropriate to Liverpool and Wirral's characteristics and policy contexts, and • enables meaningful and consistent comparative analysis to be made with the Sefton / Knowsley / West Lancashire Joint Study, facilitating a coherent analysis of future housing supply in the Liverpool City Region Northern Area Housing Market Area <p>Stakeholder developer panel will be established, drawing upon Steering Group membership, to:</p> <ul style="list-style-type: none"> • input initial views on achievability of sites identified from Stage 5 • provide liaison with consultants throughout the term of the commission, and • comment on consultant findings at Draft SHLAA Report consultation stage

			(see Reporting and Consultation below).
7d.	Overcoming constraints	Consider what actions would be required to remove constraints	Consultant to assess
8.	Review of Assessment	Set out indicative housing trajectory If shortfall identified, identify additional sites	Consultant to appraise all work undertaken up to and including Stage 7 and use draft findings to produce an indicative housing trajectory and prepare two separate draft reports, one for each district
9.	Identifying & assessing housing potential of broad locations	Where housing development is considered feasible and to be encouraged	Depending on outcome of Stages 1-8 and advice of consultant , Liverpool and Wirral to identify broad locations and assess potential contribution
10.	Determining the housing potential of windfalls (where justified)	Expectation that housing land supply is based on identifying specific sites, and if necessary broad	Liverpool and Wirral to work up a windfall assessment covering sources for which it is difficult/impractical to identify individual sites, e.g: <ul style="list-style-type: none"> • Residential conversions; • Flats above shops.

		<p>locations. Thus, identify local circumstances to justify windfall allowance</p>	<p>This may also include a windfall contribution from small sites, eg < 0.40 hectares, drawing on site identification, survey and appraisal work in Stages 2-7 above as appropriate</p> <p>Consultant to appraise Authorities' windfall assessment</p>
<p>Reporting and Consultation</p>		<p>Consultant to prepare a draft report on entirety of Study stages</p> <p>Liverpool and Wirral will issue separate draft reports for six weeks consultation</p> <p>Liverpool and Wirral will assemble consultation responses and submit to consultant</p> <p>Consultant prepares final reports</p> <p>Liverpool and Wirral publish final reports</p> <p>Given the different timetable requirements of the two districts, the Liverpool part of the Study will be consulted upon in advance of that for Wirral. Consultation for Liverpool is scheduled for September 2009</p>	