

OFFICIAL USE ONLYReference No: Date Received: 

**Newcastle-under-Lyme &
Stoke-on-Trent**
**Strategic Housing land Availability
Assessment**

**Joint Methodology Consultation
October 2015**

**SHLAA Methodology
Response Form and Market
Knowledge Questionnaire**

**Instructions for completing this form:**

- Please complete this form electronically and include your email address for any future correspondence. If this is not possible then hand written copies should be completed in **BLOCK CAPITALS**. Please return the completed form to the email or postal address listed at the end.
- The SHLAA identifies the future supply of land which is suitable, available and achievable for housing development. The joint draft SHLAA methodology sets out the proposed methodology and technical details to be applied by the respective councils.
- To make sure we can address your views as fully as possible, please specify any paragraph or section numbers that your comments relate to. Please give reasons for any suggestions and provide appropriate justification and/ or evidence with any response.
- Please note we will not automatically respond to individual submitted responses

**The deadline for consultation responses on the Draft SHLAA Methodology
is 5pm on the 4th November 2015**

SECTION 1: CONTACT DETAILS

Personal data will be used in accordance with the Data Protection Act 1998.

Contact Name:			
Organisation: (where relevant)			
Correspondence Address:			
Telephone Number		Email Address:	

SHLAA Methodology Response Form

Methodology: Stage 1 – Identification of Sites/ Broad Locations

Question 1:

Do you have any comments or suggestions with regards to stage 1 of the assessment methodology?

Yes: No:

If yes, please give reasons for any suggestions and specify any paragraph or section numbers relating to your comments

Methodology: Stage 2 – Site/ Broad location Assessment (Estimating development capacity and delivery)

Question 2:

Having reviewed section 3.1 and Appendix C, do you agree the figures indicated are an appropriate starting point for estimating site capacity and delivery in each council's SHLAA assessment process?

Yes: No:

If no, please give reasons for any suggestions and specify any paragraph or section numbers relating to your comment and any supporting evidence available.

	<p>Question 3:</p> <p>Do you agree with the suitability assumptions to be applied through each council's SHLAA assessment process?</p> <p>Yes: <input type="checkbox"/> No: <input type="checkbox"/></p> <p>Are there any other assumptions that should be considered?</p>
<p><i>If no, please give reasons for any suggestions and specify any paragraph or section numbers relating to your comment and any supporting evidence available.</i></p>	
	<p>Question 4:</p> <p>Do you agree with the methodology for determining availability of sites?</p> <p>Yes: <input type="checkbox"/> No: <input type="checkbox"/></p>
<p><i>If no, please give reasons for any suggestions and specify any paragraph or section numbers relating to your comment and any supporting evidence available.</i></p>	

	<p>Question 5:</p> <p>Do you agree with the proposed methodology to determine whether sites are achievable?</p> <p>Yes: <input type="checkbox"/> No: <input type="checkbox"/></p>
<p><i>If no, please give reasons for any suggestions and specify any paragraph or section numbers relating to your comment and any supporting evidence available.</i></p>	
<p>Methodology Stage 3 – Windfall Assessment</p>	
	<p>Question 6:</p> <p>Do you have any comments in relation to the councils approach to windfall sites? Do you agree that the councils should not incorporate a windfall allowance at this stage and reconsider as part of future land supply updates?</p> <p>Yes: <input type="checkbox"/> No: <input type="checkbox"/></p>
<p><i>If no, please give reasons for any suggestions and specify any paragraph or section numbers relating to your comment and any supporting evidence available.</i></p>	

Methodology – General

Question 7:

Do you have any general comments regarding any aspect of the proposed SHLAA methodology and do you consider the approach to meet the requirements of the PPG?

Yes: No:

If no, please give reasons for any suggestions and specify any paragraph or section numbers relating to your comment and any supporting evidence available.

Market Knowledge Questionnaire

It is recognised that key stakeholders such as housing developers, site promoters, local landowners and registered providers have important working knowledge of local housing market conditions in Stoke-on-Trent and Newcastle-under-Lyme. To help us to robustly consider housing market trends in the Joint Local Plan please provide any relevant market knowledge you have on the following topics in the boxes below

1. Strength of the local housing market

- What trends are being observed in the local housing market; is it improving or struggling?
- How are trends in construction costs affecting local house building?
- What type of housing development is being pursued? Does this vary between different geographical areas?
- What are the key drivers influencing whether sites are being taken on by developers?

2. Housing land supply and landowner intentions

- Is there a good supply of land in the local housing market? Is it of good quality?
- Does this vary between different geographical areas of the local housing market?
- Has there been a loss of potential housing sites to other uses? If so, which uses?
- Are landowners actively promoting potential housing sites?

3. Funding considerations

- What are the key funding mechanisms in local market housing development?
- What are registered affordable housing providers building/taking on? What are the key drivers for establishing viable affordable housing schemes?

4. Other

Please provide any other knowledge relevant to the operation of the local housing market

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Declaration:

I understand that the personal and other data I provide will be used to inform the council's emerging planning policy framework for its duration and may also be used to help ensure the accuracy and completeness of information held for other council purposes.

I understand that the details submitted may be made available to the public in line with The Local Government Access to Information Act and Freedom of Information Act.

I want to be consulted on the Newcastle-under-Lyme and Stoke-on-Trent Local Plan in the future (*please tick if yes*)

Signature

Date

This is a formal consultation stage and therefore any representations or comments need to be made in writing. Comments that are submitted will be combined into one report and a schedule of comments and amended draft SHLAA methodology will be published on the council's respective web sites in January 2016. We would encourage you to submit responses by email where possible.

For responses please return your completed form by 4th November 2015 to:

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<https://www.newcastle-staffs.gov.uk/all-services/planning/planning-policy>