

Minutes of the Meeting of Cabinet Member (Business Enterprise and Employment) held at 10.00 a.m. on 11th September, 2014

Present:

Cabinet Member: Councillor Maton

Shadow Cabinet Member: Councillor Birdi

Other Members Present: Councillor Skipper (Chair of Scrutiny
Co-ordination Committee for item contained in
Minute 17 below)

Employees (by Directorate):

Place: M. Andrews, N. Clews, C. Patrick

Resources: S Bennett, J Sprayson

Apologies: Councillor McNicholas

Public Business

16. Declarations of Interest

There were no declarations of interest.

17. Draft Strategic Housing Land Availability Assessment (SHLAA) – Technical Evidence Paper 2014

The Cabinet Member considered a report of the Executive Director, Place, which sought approval to the publication of the “Draft Strategic Housing Land Availability Assessment (SHLAA) 2014”. The report indicated that a (SHLAA) is a fundamental requirement of National Guidance and a part of the Council’s Evidence base that supports the preparation and development of its new Local Plan. The purpose of the SHLAA is to consider the availability of land within Coventry that is suitable for housing development. It must consider all reasonable options for possible development, which includes land within the Green Belt. This is with a view to identifying sufficient land to meet the Councils objectively assessed need for housing, which is a minimum of 23,600 homes between 2011 and 2031 (as evidenced by the Joint Strategic Housing Market Assessment (Joint SHMA)).

The SHLAA examines all components of housing land supply, considering their suitability for housing, their availability/viability to deliver new homes within the plan period. Within his assessment are 480 sites that do not currently have planning permission. Of these 480 sites, a total of 168 sites have been shortlisted as potential residential or mixed use opportunities. These sites are known as “SHLAA sites” and some are currently situated

within the Coventry Green Belt. The remaining 312 sites were discounted as being unsuitable for potential housing delivery for a variety of reasons, including established employment land, high quality green spaces and essential social or community provisions. A table in the report highlighted the different components of the total housing land supply position at 1st April, 2014 which shows that the City's identified supply is 271 homes short of the minimum housing need identified in the Joint SHMA of 23, 600 dwellings.

The SHLAA also presents an update on the Council's 5 year housing land supply position, which shows that the Council currently have a 6 year supply of deliverable housing land and the report outlined issues to consider when looking at longer term supply. These issues highlight the importance of maintaining a flexible and varied supply of housing land that is capable of responding to market demands and conditions and that can continue to meet the housing needs of the City. It also highlights the need to balance the City's limited land supply between meeting the needs for housing and the needs for other uses such as employment, retail, community uses and high quality green spaces. The report indicated that, for these reasons, sites that currently sit within the Coventry Green Belt now have to be considered for development.

In accordance with Paragraph 19 of the City Council's Constitution, Councillor Skipper, Chair of the Scrutiny Co-ordination Committee, attended the meeting for consideration of this matter and agreed the need for urgency, such that call-in arrangements would not apply to this item. The reason for urgency is that the publication of the Draft SHLAA update forms an integral part of the Local Plan public engagement process, which commences on 12th September, 2014. This is particularly in relation to the Duty to Cooperate and the Council's on-going engagement with its neighbouring authorities in relation to housing need and supply. The SHLAA is also a technical evidence paper, which will help to inform the final version of the document. As such, it is urgent that the Draft SHLAA be made available alongside the Local Plan paper to support the public engagement process.

RESOLVED that the Cabinet Member (Business, Enterprise and Employment) approves the publication of the "Draft Strategic Housing Land Availability Assessment (SHLAA) (2014)" to support the period of public engagement associated with the Council's new Local Plan document, to be made available for public engagement between 12th September and 31st October, 2014.

18. Report Recommending the Confirmation of the Article 4(1) Direction

The Cabinet Member considered a report of the Executive Director, Place, which sought approval to the confirmation of an Article 4 Direction that was made at Copsewood Grange and Lodge, New Century Park, Allard Way, Coventry. The buildings are Locally Listed and are owned by Morris Homes Ltd who have full planning permission to convert the Grange into apartments and the Lodge into a residential dwelling. On 2nd May, 2014, Morris Homes Ltd informed Council Officers that they were intending to demolish the buildings and the Council made an immediate Article 4 Direction removing

their permitted development rights to do so that same day. Planning permission is now required to demolish the buildings. The owners have been notified about the making of the Direction but have made no representations to the Council. The Council has six months to confirm the Direction or it will expire on 2nd November, 2014.

RESOLVED that the Cabinet Member (Business, Enterprise and Employment):-

- 1) Ratifies the decision to serve the immediate Article 4 Direction on 2nd May, 2014;**
- 2) Approves the confirmation of the Article 4 (1) Direction on Copsewood Grange and Lodge, New Century Park, Allard Way, Coventry**

19. Outstanding Issues

There were no outstanding issues.

20. Any Other Public Business

There were no other items of public business.

(Meeting closed at: 10.40am)