

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

LOCAL PLAN ADVISORY COMMITTEE – WEDNESDAY, 14 MARCH 2018

Title of report	PUBLICATION OF STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA)
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Purpose of report	To set out for members the purpose and content of the recently published Strategic Housing and Economic Land Availability Assessment (SHELAA)
Council priorities	Business and Jobs Homes and Communities
<p>Implications:</p> <p>Financial/Staff</p> <p>Link to relevant CAT</p> <p>Risk Management</p>	<p>The cost of producing the SHELAA has been met from within existing budgets.</p> <p>None</p> <p>The SHELAA is a vital component of the evidence base to support the Local Plan review and a failure to produce it would increase the risk that the Local Plan review would be found unsound. A joint methodology has been agreed with the other Leicester and Leicestershire authorities to try and ensure that a consistent approach is taken across the Housing Market Area.</p>
Equalities Impact Screening	None
Human Rights	None discernible

Transformational Government	Not applicable
Comments of Head of Paid Service	The report is satisfactory.
Comments of Section 151 Officer	The report is satisfactory.
Comments of Deputy Monitoring Officer	The report is satisfactory.
Consultees	Landowners, developers and other stakeholders consulted in respect of the identification of potential sites. Leicestershire County Council consulted to provide specialist highways and ecological input in respect of assessment of potential sites. NWL District Council Business Focus Team Manager consulted in respect of potential employment sites.
Background papers	<p>National Planning Policy Framework which can be found at www.gov.uk/government/publications?topics%5B%5D=planning-and-building</p> <p>National Planning Practice Guidance which can be found at https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment</p> <p>Leicester and Leicestershire Joint Methodology which can be found at https://www.nwleics.gov.uk/files/documents/shelaa_joint_methodology_march_2017/SHELAA%20Joint%20Methodology%20-%20March%202017.pdf</p> <p>Previous versions of the SHLAA/ELAA which can be viewed at https://www.nwleics.gov.uk/pages/previous_strategic_housing_land_availability_assessments</p>
Recommendations	THAT THE ADVISORY COMMITTEE NOTES THE CONTENT OF THE SHELAA

1.0 BACKGROUND

- 1.1 Members will recall that there have been a number of Strategic Housing Land Availability Assessments (SHLAA) produced by the Council since 2009. These had the aim of identifying a potential future supply of land which was suitable, available and achievable for housing that could then be used when considering housing allocations in the Local Plan. An Economic Land Availability Assessment (ELAA) was also published in 2013, with a similar aim of identifying a future supply of employment land.

- 1.2 The National Planning Policy Framework identifies the advantages of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the use which is most appropriate. The production of this [Strategic Housing and Economic Land Availability Assessment \(SHELAA\)](#) is therefore the first time that we have assessed both potential housing and potential employment sites at the same time and in the same assessment.

2.0 WHAT IS THE PURPOSE OF THE SHELAA?

- 2.1 An assessment of land availability identifies a future supply of land which is considered to be suitable, available and achievable for housing and economic development uses over a local plan period. Undertaking a SHELAA at this time allows us to identify a potential future supply of land to meet any housing and economic development needs that have to be allocated through the Local Plan review.
- 2.2 The SHELAA gathers together information on potential sites for housing and economic development and assesses their suitability. The sites assessed as part of the SHELAA range from those with planning permission to those which have been proposed on a speculative basis by land owners, developers or the public for future consideration. The SHELAA also includes potential land which has been identified by officers during the survey work.
- 2.3 It is important to note that the SHELAA is not a policy document; it does not make decisions or recommendations on which sites should be allocated for development or granted planning permission.
- 2.4 In addition, the inclusion of a site in the SHELAA does not provide any indication of the Councils view of its acceptability for future development. Sites considered in the study have been assessed against current local policy constraints some of which would currently prevent their development for new homes/employment but which in the longer term may not represent a constraint. Therefore, such policy constraints are not viewed as a constraint to the inclusion of a site in the SHELAA. For example, land currently identified as countryside or subject to another restrictive designation may not be carried forward in the Local Plan review.

3.0 SHELAA METHODOLOGY

- 3.1 The Local Planning Authorities of Leicester and Leicestershire have agreed a joint approach to the preparation of SHELAA's through the [Methodology Paper 2017](#) which provides detailed guidance in accordance with National Planning Practice Guidance. The authorities have also agreed common working arrangements in line with Duty to Cooperate requirements. This includes locally specific criterion as part of the methodology, and ensures that each authority's individual document will follow the same broad methodology and appear in a similar format (accepting that occasionally local circumstances may justify a change).

- 3.2 The approach set out in the methodology has been informed by the views of house builders, land agents and land owners gathered through consultation and from discussion at developer panel meetings.
- 3.3 In line with the Joint Methodology, only sites capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500sqm of floorspace) or above are considered for inclusion within the SHELAA.
- 3.4 Both the Joint Methodology and the National Planning Practice Guidance state that the assessment should consider various different types of sites, including existing allocations, unimplemented planning permissions, sites under construction, sites of withdrawn applications, surplus public sector land and vacant and derelict buildings.
- 3.5 Each site has been assessed in terms of suitability, achievability and availability. In line with the Joint Methodology, each site has also been classified based on its ability to come forward and grouped in to 5 year bands for the periods 0-5 years and 6-10 years. The third time period identified in the methodology is 11-15 years. However the Local Plan was only adopted in November 2017 and has an end date of 2031 (13 years from now), and the policy constraints on some of the assessed sites are so great that they are unlikely to be suitable in the current plan period. In addition, the end date of the Plan Review plan period is potentially more than 15 years in to the future. To take account of the sites that are not currently policy compliant and to ensure that the assessment runs at least until the end of the Review period, we have extended the final time period from 11-15 to 11-20 years.
- 3.6 Initial work on this SHELAA began in Summer 2017. A Call for Sites consultation exercise was undertaken between 3 July and 14 August 2017, when landowners, developers and other interested parties were invited to submit sites that they thought were suitable for development. Officers then undertook assessments of all the sites submitted.
- 3.7 In addition, officers also undertook a search of recent planning application records and identified sites submitted through previous SHLAAs/ELAAs. As well as Planning Policy officers from the district council, specialist advice was also sought from Leicestershire County Council Highways and Ecology officers and from the district council's Business Focus Team Manager (relating to the employment sites).

4.0 SHELAA CONTENT

- 4.1 The SHELAA contains an introduction which sets out the background to the work and various issues encountered. It is then split in to two sections – potential housing sites and potential employment sites. Within each section, Members will be able to see plans showing the extent of each site and a completed proforma setting out the details of the assessment. There are also summary tables setting out indicative delivery timescales for each site.
- 4.2 There are a large number of potential sites assessed within the SHELAA - over 200 potential housing sites and over 50 potential employment sites. Members will already be aware of many of these as they have been carried forward from the previous SHLAA/ELAA or have the benefit of planning permission. However there will be a presentation at the LPAC meeting to highlight some of the new sites that have been included for the first time. These new sites have come from a variety of sources including:

- Sites submitted by landowners since the previous SHLAA/ELAA was published
- Sites suggested through the call for sites;
- Sites identified by officers

5.0 NEXT STEPS

5.1 The SHELAA was published on the Council website in February 2018. As stated above, it will form a key part of the evidence base for the Local Plan review as it will provide a potential supply of sites to meet any needs arising for additional housing and/or employment allocations. In line with Government guidance the SHELAA needs to be updated on a yearly basis, although this will not necessarily involve a full re-survey of all sites.

5.2 However it is important to note that any decisions on whether a site will be allocated for future residential or economic development will be taken through the Local Plan review process which will be subject to several stages of production and public consultation.

Link to SHELAA documents on the Council website:

https://www.nwleics.gov.uk/pages/strategic_housing_land_availability_assessment