

# **NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL**

## **LOCAL PLAN COMMITTEE – 26 JUNE 2019**

Title of report	<b>STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA) – NEW SITES</b>
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Purpose of report	To outline to Members the new sites to be included in the 2019 update of the Strategic Housing and Economic Land Availability Assessment (SHELAA)
Council Priorities	Business and Jobs Homes and Communities
Implications:	
Financial/Staff	The cost of producing the SHELAA is to be met from within existing budgets.
Risk Management	The SHELAA is a vital component of the evidence base to support the Local Plan review and a failure to produce it and review it regularly 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.
Equalities Impact Screening	The Local Plan Review needs to be subject to an equalities impact assessment prior to its formal adoption.
Human Rights	None discernible.
Transformational Government	Not applicable.

Comments of Deputy 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 were 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.
Background papers	<a href="#">National Planning Policy Framework</a> <a href="#">National Planning Practice Guidance</a> <a href="#">Leicester and Leicestershire Joint Methodology</a> <a href="#">2018 version of the SHELAA</a>
Recommendations	<p><b>THAT THE COMMITTEE:</b></p> <p><b>(I) NOTES THE NEW SITES TO BE INCLUDED IN THE 2019 UPDATE OF THE SHELAA;</b></p> <p><b>(II) NOTES THE INTENTION TO COMMISSION EVIDENCE TO ASSESS THE POTENTIAL IMPLICATIONS OF THE THREE MIXED USE SITES HIGHLIGHTED AT PARAGRAPH 4.3 OF THIS REPORT.</b></p>

## 1.0 BACKGROUND

- 1.1 Members may recall that in February 2018 the first Strategic Housing and Economic Land Availability Assessment (SHELAA) was published and was brought to the then Local Plan Advisory Committee in March 2018. This had the aim of identifying a potential future supply of land which was suitable, available and achievable (from a technical point of view) for housing and economic uses. These sites could then be used when considering allocations in the Local Plan. The 2018 SHELAA can be viewed from the link in the Background Papers identified above.
- 1.2 Since then, further sites have been identified, which officers have now assessed and these will need be included in an update of the SHELAA which will be published later this summer. This report concentrates upon these new sites.

## **2.0 WHAT IS THE PURPOSE OF THE SHELAA**

- 2.1 A SHELAA identifies a potential 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 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 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 Council's view of its acceptability for future development. Sites considered in the SHELAA have been assessed against current local policy constraints some of which would currently prevent their development for new homes/employment. However, in the longer term, changes to policies may not represent a constraint. Therefore, such policy constraints are not viewed as a restriction 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 In preparing the SHELAA it is necessary to have regard to national guidance set out in the Planning Practice Guidance and also a methodology which has been agreed by each of the Local Planning Authorities of Leicester and Leicestershire. The joint methodology seeks to ensure each authority's individual document will follow the same broad methodology and appear in a similar format but includes locally specific criterion to take account of any local circumstances which justify a change.
- 3.2 The approach set out in the methodology (a copy of which can be viewed from the link in the Background Papers identified above) has been informed by the views of house builders, land agents and land owners gathered through consultation.
- 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 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 (12 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 needs to be at least 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.

#### **4.0 NEW SITES SUBMITTED**

- 4.1 Initial work on the SHELAA Update began in the summer of 2018. A Call for Sites consultation exercise was undertaken between 25 June and 28 August 2018, when landowners, developers and other interested parties were invited to submit sites that they thought were suitable for development. Although the official call for sites period ended in August 2018, the window of opportunity to submit sites via a form on the Council's website remained open until 31 March 2019.
- 4.2 Officers have now undertaken assessments of all the new sites submitted. As well as Planning Policy officers from the district council, specialist advice was also sought from Leicestershire County Council Highways and Ecology officers. Sites which had previously had planning permission but which has now lapsed, and which were not included in the previous SHELAA (such as the remaining employment land at Pegasus Business Park) were also included and assessed.
- 4.3 In total there are 18 new potential employment sites and 40 potential new housing sites (although some of these sites are promoted for a mix of both uses). Some of the new sites are significant in size, including:

##### **Mixed use sites**

- A 160ha site west/south of Isley Walton (Reference IW1/EMP68);
- A 156ha site south of East Midlands Airport (Reference IW2/EMP70);
- A 95ha site at Park Lane, west of Castle Donington (Reference CD10/EMP72);

##### **Housing-only sites**

- A 11ha site off Kirton Road, Coalville (Reference C73)
- A 14ha site at Meadow Lane, Coalville (Reference C76)
- A 16ha site west of the A447 in Ibstock (Reference Ib26)
- A 15ha site at Breach Farm, New Packington (Reference NP4)

##### **Employment-only sites**

- A 97ha site at Junction 11 of M42 (Ref EMP64 – subject of current planning application 18/01443/FULM).
- A 26ha site at Netherfields lane/Tamworth Road, Sawley (Reference EMP62)
- A 31ha site north and south of the A6 at Kegworth (Reference EMP73)

- 4.4 All the new sites, and officer assessments of them, can be viewed in Appendix A. It should be noted that the assessments have been undertaken based on a standard SHELAA methodology produced by the Leicestershire authorities. This includes making assumptions about likely numbers of houses / industrial floorspace etc. that could be accommodated on a site based on the developable area of the site. In some cases, these may differ from the numbers put forward by site owners/developers, and may not be the same as are eventually built if the site is developed - they are simply designed to give an indicative indication of the likely scale of development on a site.
- 4.5 The three potential mixed use sites are particularly significant in view of the provision in the Leicester and Leicestershire Strategic Growth Plan of the Leicestershire International Gateway priority growth area. As noted in the Local Plan Update report elsewhere on this agenda, the Leicestershire International Gateway is focussed around the northern parts of the A42 and M1, including areas of both North West Leicestershire and Charnwood and that it is likely that at least 5,200 dwellings will be in North West Leicestershire. The report also notes that the Local Plan review will need to address this issue.
- 4.6 These three areas would clearly fall within the intended area of the Leicestershire International Gateway. For the purposes of the SHELAA these sites are considered to be potentially suitable. However, in the context of the Local Plan review, before the Council could even consider committing to one or more of these sites, significant additional work needs to be undertaken to understand a number of issues, including what the impact would be on existing infrastructure, what new infrastructure might be required, deliverability in the context of the wider housing market and the options for how such development might be delivered. This work is in the process of being commissioned.

## **5.0 NEXT STEPS**

- 5.1 The new sites will be added to the sites included in the 2018 SHELAA to form an updated 2019 SHELAA that will be published shortly. In addition to including the proformas for the new sites as set out in Appendix A, officers will also check all the existing sites in the 2018 SHELAA and ensure that any changes in circumstances (permissions granted, development commenced, site completed, etc.) are noted.
- 5.2 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 rather than the SHELAA – specifically the site assessment process. The inclusion of a site in the SHELAA does not indicate that the Council supports development on a particular site.