

<b>Title of Report</b>	<b>STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA) – NEW SITES</b>	
<b>Presented by</b>	Ian Nelson Planning Policy Team Manager	
<b>Background Papers</b>	<a href="#">National Planning Policy Framework</a>  <a href="#">National Planning Practice Guidance</a>  <a href="#">Leicester and Leicestershire Housing Market Area Housing and Economic Land Availability Assessment Methodology Paper – March 2017</a>  <a href="#">NWLDC SHELAA 2019</a>	<b>Public Report:</b> Yes
<b>Financial Implications</b>	The cost of the study is met from existing budgets which are reviewed as part of the annual budget setting process.	
	<b>Signed off by the Section 151 Officer:</b> Yes	
<b>Legal Implications</b>	<p>None from the specific content of this report. 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.</p> <p>The inclusion of a site in the SHELAA does not indicate that the Council supports the development of a particular site. Any decisions on whether a site will be allocated for future residential or economic development will be taken through the Local Plan review.</p>	
	<b>Signed off by the Monitoring Officer:</b> Yes	
<b>Staffing and Corporate Implications</b>	None identified	
	<b>Signed off by the Head of Paid Service:</b> Yes	
<b>Purpose of Report</b>	To inform Members of the significant additional put forward following a recent call for sites and which will be included in the 2021 update of the Strategic Housing and Economic Land Availability Assessment (SHELAA).	
<b>Recommendations</b>	<b>THAT THE COMMITTEE:</b>  <b>(I) NOTES THE SIGNIFICANT ADDITIONAL SITES THAT ARE TO BE INCLUDED IN THE 2021 UPDATE OF THE SHELAA.</b>	

## **1.0 BACKGROUND**

- 1.1 The Council is responsible for preparing and keeping up to date a Strategic Housing and Economic Land Availability Assessment (SHELAA) to help inform future plan making in the district. The National Planning Policy Framework (NPPF) requires local planning authorities to have a clear understanding of the land available in their areas. The SHELAA provides the evidence base to help identify potential sites for allocation in the Local Plan review.
- 1.2 The first Strategic Housing and Economic Land Availability Assessment (SHELAA) was published in March 2018 with a further version published in 2019.
- 1.3 Since then, further call for sites has been undertaken to ensure that the Council is aware of as many potential sites as possible to inform the Local Plan Substantive Review. The new sites identified through this process, which officers have now assessed, will be included in an update of the SHELAA which will be published shortly. This report concentrates upon the most significant new sites which are to be included in the updated SHELAA.

## **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 may have to be allocated through the review of the Local Plan.
- 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 landowners, developers or the public for future consideration.
- 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 such 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 different approach.
- 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 joint methodology is 11-15 years. However, the Local Plan was adopted in November 2017 and has an end date of 2031 (10 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 Substantive Review of the Local Plan needs to be at least 15 years into 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 to take account of these local circumstances.

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

- 4.1 Initial work on the SHELAA update began in late summer 2020. A Call for Sites consultation was undertaken between 9 September and 21 October 2020, when landowners, developers and other interested parties were invited to submit new sites that they thought were suitable for development.
- 4.2 As well as sites that were submitted as part of the call for sites, the SHELAA will also include any additional sites that were submitted after the 2019 SHELAA was published but before the call for sites was undertaken.
- 4.3 Officers have undertaken assessments of all the new sites submitted. In doing so, specialist advice has been sought from Leicestershire County Council Highways and Ecology officers.
- 4.4 In total there are 15 new potential employment sites, 49 potential new housing sites and 2 new sites promoted for a mix of both uses. Some of the new sites are significant in size, including:

##### Mixed-use sites

- EMP92/Ap20 – part Dingle Farm adjoining M42 J11 (33.74Ha). This site is located to the south of J11 A42 and lies between the A42 and A444. At 50% housing it has an estimated capacity of 316 dwellings.

##### Housing-only sites

- Be3 – Land east of Hallamford Road, Shepshed and south of Ashby Road, Belton (91Ha) with an estimated capacity of 1,365 dwellings.
- Be4 – Land west of Belton and north of B5324 (398Ha) and would be a new settlement with an estimated capacity of 5,970 dwellings.
- C85 – Richmond Road, Donington le Heath (22.93Ha). The site is to the south west of Donington le Heath to the north of Richmond Road. The site has an estimated capacity of 430 dwellings.

- E9 – Land between Donington le Heath and Ellistown (43.6Ha). The site is to the north of Ellistown and to the south of Donington le Heath it has an estimated capacity of 654 dwellings.
- Mo15 – Land at Shellbrook Farm, Norris Hill (30.05Ha). This site lies to the south-east of Norris Hill, to the south of Moira Road. It has an estimated capacity of 563 dwellings.

#### Employment-only sites

- EMP80 – Land East of Corkscrew Lane Ashby de la Zouch (11.49Ha).
- EMP82 – Land East of A444 and West of A42 (28Ha). This site is to the north of J11 A42.
- EMP84 – Land at Junction 11 A42 between A42 and Tamworth Road (76.7ha)
- EMP85 – Land west of Measham north of Tamworth Road (60.01ha). EMP84 and EMP85 combined link J11 A42 to the edge of Measham.
- EMP87– Land East of Ashby de la Zouch (80.7Ha). The site comprises 3 parcels of land on either side of A512 Ashby Road to the east of J13 A42
- EMP90 – Land south of East Midlands Airport and south west of M1 J23a (100Ha)

4.5 The sites referred to above are identified on the maps at Appendix A of this report.

4.6 In addition to the above significant sites, it is noted that the following sites in the council's ownership have also been put forward for inclusion in the SHELAA.

Site Address	Settlement	Site Area (Ha)	Proposed Use
Land south of 74 to 96 Pretoria Road	Ibstock	2.4	Residential
Land west of Howe Road	Whitwick	0.7	Residential
Stretton View	Oakthorpe	0.27	Residential
Land at Nottingham Road	Ashby de la Zouch	2.85	Employment

## 5.0 NEXT STEPS

5.1 The new sites will be added to the sites included in the 2019 SHELAA to form an updated 2021 SHELAA that will be published as soon as possible. In addition to assessing all of the new sites submitted, officers have also checked all the existing sites in the 2019 SHELAA to ensure that any changes in circumstances (permissions granted, development commenced, site completed, etc) are noted.

5.2 It is important to reiterate 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.

<b>Policies and other considerations, as appropriate</b>	
Council Priorities:	Our communities are safe, healthy and connected  Local people live in high quality, affordable homes  Supporting businesses and helping people into local jobs
Policy Considerations:	None
Safeguarding:	No issues identified
Equalities/Diversity:	An Equalities Impact Assessment of the Local Plan review will be undertaken as part of the Sustainability Appraisal.
Customer Impact:	No issues identified
Economic and Social Impact:	No issues identified at this stage
Environment and Climate Change:	The decision itself will have no specific impact. The Substantive Local Plan Review as a whole will deliver positive environmental and climate change benefits, and these will be recorded through the Sustainability Appraisal.
Consultation/Community Engagement:	None
Risks:	A risk assessment of the review has been undertaken and is reviewed at the officer Project Board meetings.
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