

Committee: Uttlesford Planning Policy Working Group

Agenda Item

Date: 30 March 2015

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Title: Strategic Housing Land Availability Assessment – call for sites

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Summary

1. This report updates members on the need to produce a new Strategic Housing Land Availability Assessment (SHLAA) and carry out a call for sites. The form details the level of information being requested as part of the call for sites and the process to be adopted.

Recommendations

2. To note the report and comment on the call for sites form prior to the call for sites commencing.

Financial Implications

3. None.

Background Papers

4. None

Impact

- 5.

Communication/Consultation	This call for sites will be publically available and letters will be sent to people on the Councils database.
Community Safety	N/A
Equalities	N/A
Health and Safety	N/A
Human Rights/Legal Implications	N/A
Sustainability	N/A
Ward-specific impacts	Affects all wards equally.
Workforce/Workplace	This will involve officers from the Planning Policy Team.

Situation

6. This report seeks to update members on the need to develop a new SHLAA for the district as part of the development of the new Local Plan. The first stage of this work is to issue a call for sites. A draft form is attached as an

appendix and the views of the Working Group are requested. The call for sites will last just over 8 weeks and commence on Wednesday 1 April 2015 and close on Monday 1 June 2015.

7. The call for sites is a way for the Council to establish what sites could potentially be made available for development in the future.
8. The Council has prepared the appended call for sites form for anyone with an interest in a piece of land, and who considers it suitable for residential or commercial development, to complete and submit it to the Council for consideration.
9. The Council is seeking information of sites for residential development which can accommodate 5 or more dwellings and economic development on sites of 0.25ha or 500m² floorspace. These are the thresholds recommended in the Planning Practice Guidance.
10. The form requires information on the ownership of the site; current and potential uses; details of any possible constraints; availability; deliverability; and viability.
11. Once the call for sites has completed each site will be assessed and a detailed report will be prepared for a future Working Group meeting. At the conclusion of the work all the submissions and the final assessment will be made public.
12. The call for sites and SHLAA process does not determine which sites are allocated as part of a future Local Plan but provides the background and technical evidence in order that informed decisions to be made.

Conclusion

13. The Council needs to update its SHLAA as an early part of the development of a new Local Plan. A call for sites form has been developed and comments from the Working Group are requested.

Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
The Council is not made aware of sites available for housing.	1 – The call for sites will be advertised widely to ensure all landowners are aware.	1 – Lack of sites available for allocation by the Council.	Ensure that the call for sites is widely advertised through the website, social media, local media as well as direct email/letter contact through the Council's database.

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.