

Committee: Planning Policy Working Group

Agenda Item

Date: 13 July 2015

7

Title: Strategic Housing Land Availability methodology

Author: Sarah Nicholas, Senior Planning Officer

Item for decision

Summary

1. The Council is required to have an up to date Strategic Housing Land Availability Assessment (SHLAA). The purpose of this report is to explain the purpose of the SHLAA and the suggested methodology.

Recommendations

2. That members agree to consultation on the attached methodology for a six week period.

Financial Implications

3. To be covered by existing budget.

Background Papers

4. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

None

Impact

- 5.

Communication/Consultation	The SHLAA will be a public document
Community Safety	N/A
Equalities	N/A
Health and Safety	N/A
Human Rights/Legal Implications	N/A
Sustainability	Includes sustainability factors
Ward-specific impacts	All

Workforce/Workplace	None
---------------------	------

Situation

6. The National Planning Policy Framework requires the preparation of a Strategic Housing Land Availability Assessment (SHLAA) to establish the realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing.
7. The Planning Practice Guidance (PPG) on 'housing and economic land availability assessment' sets out the methodology for identifying and assessing sites.
<http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>
8. The council first prepared a SHLAA in 2008 and annually updated it with the last update being in 2013 which was submitted to the local plan examination. If members wish to look at the 2013 SHLAA it can be viewed on the website at www.uttlesford.gov.uk/backgroundstudies . Following the withdrawal of the Local Plan from the examination process and the need to prepare a new plan identifying more land for housing it is considered appropriate to prepare a new SHLAA taking into account more recent guidance on methodology and up to date information on sites.
9. The SHLAA is an important technical document in the evidence base to support the delivery of sufficient land for housing to meet the Government's need for more housing.
10. The purpose of the SHLAA is to identify sites with potential for housing; assess their housing potential; and assess when they are likely to be developed.
11. The overall aim of the SHLAA is to
 - Produce a list of sites, cross referenced to maps showing locations and boundaries of specific sites or broad locations.
 - Assess the potential for development of each site (suitability; availability; and achievability) and to determine when an identified site is realistically expected to be developed.
 - Estimate the potential quantity of housing a site could accommodate
 - Identify the constraints on each site, and
 - Recommend how these constraints could be overcome and when.
12. It is important to remember that the SHLAA provides evidence to support decision making, it does not make decisions about which sites should be developed for housing. The SHLAA does not make judgements about whether sites should be allocated through plan policy. The SHLAA will inform the development strategy. Sites allocated for new housing which are identified through the SHLAA will be further tested through the plan making process for Local Plans, including Sustainability Appraisal, stages of public participation and consultation, and independent examination.

13. Appended to this report is a draft methodology. It is proposed to publish the methodology for 6 weeks consultation with representatives of the development industry, local property agents and town and parish councils, as well as publishing it on the website.

Risk Analysis

14.

Risk	Likelihood	Impact	Mitigating actions
That the SHLAA does not meet the requirements of the PPG.	1. (The methodology will be based on the government guidance).	3 (the Local Plan may be found unsound).	Design a pro-forma based on the requirements of the PPG and continually monitor its use against the requirements.

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.