

Committee: Planning Policy Working Group

Agenda Item

Date: 27 January 2016

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Title: Strategic Land Availability Assessment

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Summary

1. This report updates members on the preparation of the Strategic Land Availability Assessment and informs members that the draft assessment of the first phase of the SLAA will be published on the website in February. Town and parish councils and the site promoters will be notified of the publication of the draft assessment of the first phase and ask to comment within a 6 week period on matters of fact.

Recommendations

2. For Information

Financial Implications

3. None

Background Papers

4. None

Impact

- 5.

Communication/Consultation	The SLAA will be published on the website and town and parish council and site promoters will be asked to comment
Community Safety	N/A
Equalities	N/A
Health and Safety	N/A
Human Rights/Legal Implications	N/A
Sustainability	Sites will be subject to a sustainability appraisal
Ward-specific impacts	All

Workforce/Workplace	N/A
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Situation

6. At the meeting of the 16 December, members noted a report on the Call for Sites and the Strategic Land Availability Assessment which included the Report of Representations on the consultation on the methodology and the final methodology.
7. The SLAA is an assessment of sites for residential or employment use to determine whether they are deliverable. In making this assessment the Council will consider the “suitability”, “achievability” and “availability” of a site.
8. In considering the suitability of the site, the site’s location will be considered against the following issues - policy constraint, flood risk, noise, pollution, natural environment, historic environment, accessibility, and land uses on the site.
9. A site is considered to be achievable if there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and whether there are any costs or constraints which may affect the viability of the site.
10. A site is considered available if, on the best information available, there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners.
11. If the Strategic Land Availability Assessment identifies land as being deliverable or having potential to be delivered, it will not imply that the land will automatically be allocated for development. In deciding which sites should be developed and allocated in the Local plan the Council will need to consider its overall development strategy.
12. It is important to remember that the SLAA is part of the evidence base to support the preparation of the Local Plan. Sites assessed in the SLAA may also be submitted as planning applications and this decision will be based on the adopted local plan policies and government guidance.
13. The SLAA will consider all sites capable of delivery 5 or more dwellings or economic development on sites of 0.25 ha (or 500m² floorspace) or above, or Gypsy and Traveller sites which could accommodate 1 or more pitches. The type of sites to be assessed is set out in section 1.3 of the methodology and includes sites in the planning process, land in local authority’s ownership, surplus public sector land, redevelopment sites and sites in rural locations, sites adjoining settlements and new freestanding settlements. The identification of sites is from planning applications, records of public sector land, national land use database as well as from the Call for Sites process.

14. As a first phase of preparing the SLAA the Council has been assessing each of the sites submitted through the Call for Sites process. The draft assessments of this first phase will be published on the website in February at www.uttlesford.gov.uk/SLAA. The assessment and publication of the assessment of other sites will follow.
15. Town and parish councils and the site promoters will be notified of the publication of the draft assessment of the first phase and ask to comment within a 6 week period on matters of fact. Any factual errors will be amended and any comments noted on the site assessment form. All District Council Members will also be notified when the assessment is published.

Risk Analysis

16.

Risk	Likelihood	Impact	Mitigating actions
That the Council does not have an adequate supply of deliverable and developable sites	1. Little or no risk or impact	The Council would be unable to allocate sufficient land to meet its housing target in the Local Plan and be subject to speculative planning applications	Work with the landowners or their agents, consultees and any other relevant partners to overcome constraints on sites identified as not currently developable

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.