



# Site Availability Assessment (SLAA) & Site Selection Process

# What will be covered ?

1. What are we required to do? The site allocations process
2. Strategic Land Availability Assessment (SLAA)
3. Draft Site Selection Methodology
4. Next Steps

# 1. What are we required to do?



# Site allocations process

- The National Planning Policy Framework (NPPF) describes how planning authorities should build a clear understanding of the land available in their area through the **preparation of a strategic housing land availability assessment**<sup>1</sup>.
- Detailed guidance is set out in the Planning Practice Guidance (PPG), which clarifies that the process applies to economic land in addition to housing land.
- Planning Practice Guidance (PPG), which clarifies that the process in 5 stages in a flow diagram (page 34 Public Reports Pack)
  1. Site/Broad Location identification; call for sites, desktop assessment, sites/broad location survey.
  2. Site Broad Location assessment; availability, suitability, achievability (+viability)
  3. Windfall Assessment
  4. Assessment Review
  5. Final Evidence Base to inform the development of the Local Plan



## 2. Strategic Land Availability Assessment (SLAA)



# Stage 1 - Identification of Sites

Site/ Broad Location (the District) -

- Call for Sites issues April 2021,
- desk top assessment,
- site broad/location survey,
- SLAA Technical consultation 2021.....

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- SLAA Technical consultation 2021, an optional consultation (i.e. not required by Government regulations) and took place between 18 October 2021 and 29 November 2021.

- The objectives of the SLAA Technical Consultation were:
  1. To review the plotted site boundaries,
  2. To fact-check the key attributes of the sites detailed in the Site Proformas, resulting from our desktop analysis.



# Stage 1

## SLAA Technical Consultation.....

- Over a 100 responses were received. This included response from 28 out of 60 Parish/Town Councils (8 parishes had no sites submitted through the Call for Sites).
- Summary of the responses are in Appendix D (page 57 of the Public Reports Pack) and key issues that have informed the revised SLAA Methodology.
- Factual site information will inform the reassessment of sites.



# Stage 2 – Availability, Suitability and Achievability

Classification	Description
A: Considered deliverable within 0-5 years	<p>These sites are considered deliverable within the first five years of the plan period. They either</p> <ul style="list-style-type: none"><li>• Have planning permission; or</li><li>• Do not currently have planning permission but are largely free from major physical and infrastructure constraints. The sites are broadly in line with national planning policy considerations</li></ul>
B: Have potential to demonstrate suitability, availability, and achievability within 5-15	<p>These are sites where there is either a change in policy or evidence is needed to demonstrate the achievability or suitability within the plan period. This could include, for example, mitigating impacts of noise or air pollution, mitigating against flooding, or minimising the impact on neighbouring uses or the landscape, historic or natural assets.</p>
C: Not considered developable 15+	<p>These sites are not considered developable for one or more of the following reasons:</p> <ul style="list-style-type: none"><li>• Development is unlikely or will not take place within the plan period</li><li>• Unable or unlikely to address physical constraints</li><li>• Unable or unlikely to address achievability issues</li><li>• Incompatible with National Policy</li></ul>





# Site allocations process

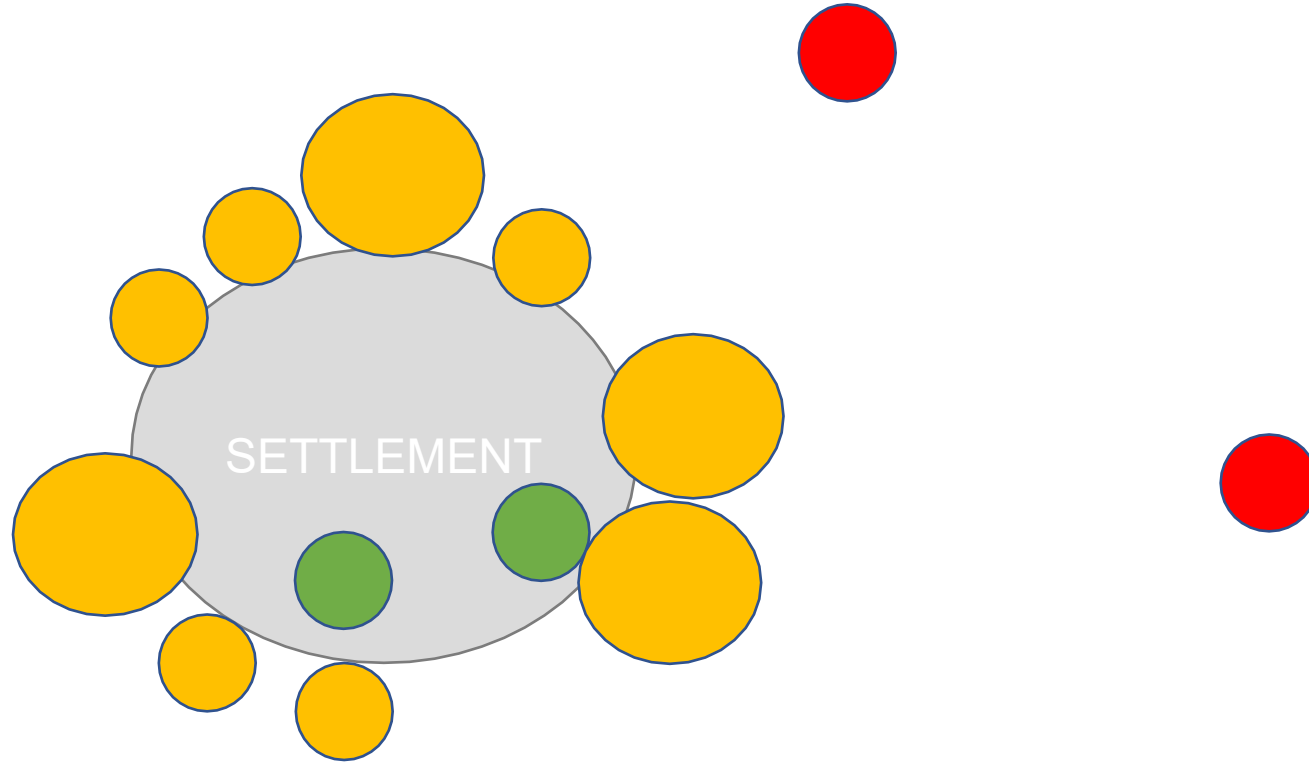
3. Windfall Assessment – assessment of and allowance in terms of land supply based on previous delivery.

4. Assessment Review – taking account of when sites are deliverable, develop a housing trajectory to understand how many homes/hectares of employment land could come forward up to 2040.

5. Final Evidence Base – the initial assessment of sites informs development plan preparation.



# An example of completed SLAA assessment



# Site allocations process

- As explained in the NPPF, the **SLAA does not in itself determine whether a site should be allocated for development.**
- It is the role of the SLAA to provide information on the range of sites which are available to meet the local authority's requirements, but it is for the development plan to determine which of those sites are the most suitable to meet those requirements. **A landbank of sites.**
- The site selection process (Draft Site Selection Methodology) will bring together the SLAA, Sustainability Appraisal and other evidence and set out why sites are included or excluded in the draft Local Plan.



# 3.Draft Site Selection Methodology



# Site allocations process

Two stage 'site' assessment process – All sites will be assessed twice

1. Site Identification and Broad Assessment - 'SLAA' objective, factual categorisation of available options
2. Site Selection – Provisional allocations and supporting justification (assessed and informed by Sustainability Appraisal objectives, evidence studies, emerging Local Plan Policy) will conclude officer recommendations and Council decisions.

Not just about new e.g. housing, but also finding opportunities for providing new or improved -

- Facilities & Services (e.g. shops, schools, community facilities, etc.)
- Infrastructure (roads, cycle/footpaths, water, sewerage, etc.)
- Recreation (playspace, playing fields, country parks, etc.)



# Site Selection



- Stage 1: Initial Site Identification – sites are taken from the SLAA and reassessed for a different purpose.
- Stage 2: Sustainability Appraisal Stage
- Stage 3: Compliance with New Local Plan Policies Stage
- Stage 4: Deliverability of Sites Stage
- Stage 5: Site Appraisal Conclusions and Recommendations

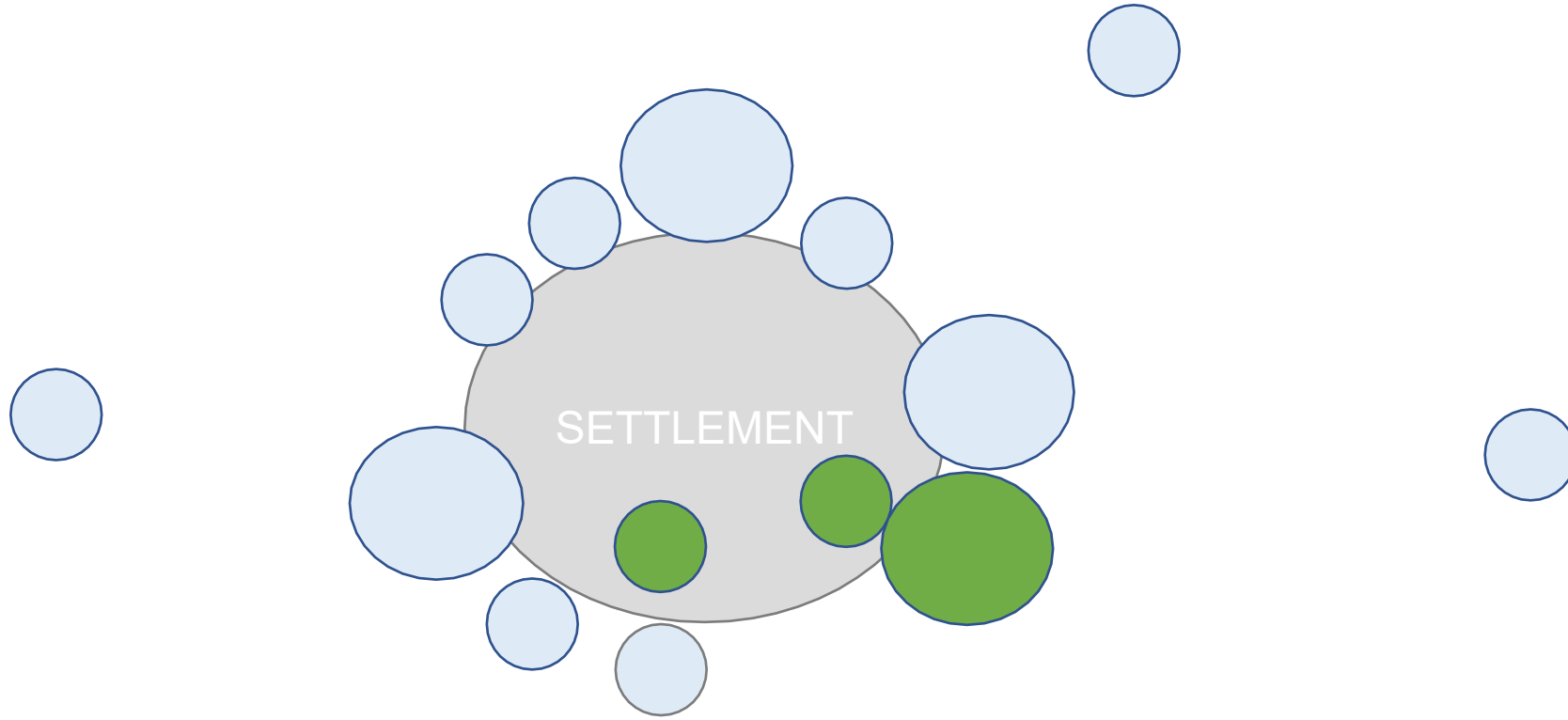


# Site Selection

- Choice of sites for allocation for development
- There are no 'ideal' sites – need to balance pros & cons
- Need to consider them both individually and collectively
- What is the best (least worst?) set of choices?
- Where in any one settlement?
- Balancing numbers and types, locations and pros/cons
  - Within a settlement
  - Between settlements
  - Between existing and new settlements



# An example of completed Site Selection and Draft Local Plan





# 4. Next Steps



# Key future opportunities to input views

- Draft Local Plan
  - – Summer 2023
  - This is a Plan the Council is thinking about – serious but provisional choices
  - Will be reconsidered and may be amended in the light of consultation responses and any new information or circumstances to create its 'Proposed Local Plan'
- Proposed Local Plan
  - – Summer 2024
  - This is the Plan the Council wants to adopt
  - Consultation responses will be forwarded for consideration by the independent planning inspector who will decide if the Council may adopt the Plan.





# Round Up & Summary