

REPORT TO:	ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE	AGENDA ITEM: 16
DATE OF MEETING:	15th AUGUST 2019	CATEGORY: DELEGATED or RECOMMENDED
REPORT FROM:	STRATEGIC DIRECTOR SERVICE DELIVERY	OPEN
MEMBERS' CONTACT POINT:	JENNY BLAIR 01283 595752 jenny.blair@south-derbys.gov.uk	DOC:
SUBJECT:	CALL FOR SITES STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE: EDS03

1.0 Recommendations

- 1.1 That Members note the proposed approach for launching a Call for Sites.
- 1.2 That Members authorise the Call for Sites process.

2.0 Purpose of the Report

- 2.1 To outline the format and purpose of the Call for Sites process which will in turn inform the Strategic Housing and Economic Land Availability Assessment and the Gypsy and Travellers Development Plan Document.

3.0 Detail

- 3.1 Local Authorities are required by Central Government through the National Planning Policy Framework to keep their Local Plan and associated Supplementary Planning Documents up to date. The Local Plan in turn must be supported by a robust and up to date evidence base.
- 3.2 Government guidance for plan-making, states that strategic policy-making authorities will need a clear understanding of housing needs in their area, and that this evidence should then be used to prepare or update their Strategic Housing Land Availability Assessment (SHLAA) jointly with the authorities within a defined area or individually to establish realistic assumptions about the suitability, availability and achievability (including economic viability) of land to meet the identified need for housing over the plan period (Guidance: Plan-making - Paragraph 039 Ref ID 61-039-20190315).
- 3.3 The previous SHLAA was undertaken jointly with the members of the Derby Housing Market Area (South Derbyshire District Council, Derby City Council and Amber Valley

Borough Council) and was published in 2010 and last updated in 2012. It is acknowledged that a significant period of time has passed and therefore the SHLAA is due to be updated.

- 3.4 Government guidance also states that strategic policy-making authorities will need a clear understanding of business requirements in their area, and that evidence gathered should be used to assess the existing and future supply of land available for economic development and its suitability to meet the identified needs. The Guidance states that this should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments and should include a reappraisal of the suitability of previously allocated land (Guidance: Plan-making – Paragraph 041 Ref ID: 61-041-20190315).
- 3.5 The District Council are intending therefore, to undertake a joint housing and economic assessment in the form of a Strategic Housing and Economic Availability Assessment (SHELAA). Work has begun in drafting the methodology in accordance with government guidance, and discussions have taken place with the other HMA authorities to establish a joint approach. Whilst the other HMA authorities have expressed a desire to agree a joint working approach, it is noted that each authority is working at a different stage of plan making and therefore South Derbyshire District Council will be required to gather evidence at an earlier stage in preparation for an upcoming Local Plan review.
- 3.7 The Call for Sites is the crucial element of the SHELAA process which will enable the Council to collect evidence relating to land availability across the District. Government Guidance for Housing and Economic Land Availability Assessment states that plan makers should issue a call for potential sites and broad locations for development, which should be aimed at as wide an audience is practicable so that those not normally involved in property development have the opportunity to contribute (Guidance: Housing and economic land availability assessment - Paragraph: 013 Ref ID: 3-013-20140306).
- 3.8 The Call for Sites will be launched following Committee approval, by notifying those on the Local Plan consultee database (including landowners, developers, parish councils, neighbourhood forums and local interest groups), and also by advertising on the Council's website, Twitter feed as well as other appropriate channels. The Call for Sites Suggestion Form will be available on the Council's website and hard copies will be available upon request. The formal Call for Sites period will run for 10 weeks, however, submissions will continue to be accepted after this time.
- 3.9 Sites may be able to be put forward for consideration for more than one use by using the form multiple times. A number of suggested land uses are set out on the form; those relating to housing, including Gypsy and Traveller sites those relating to economic uses such as employment, office and retail; and those relating to community or leisure uses. It has been noted that other Councils have taken the approach of using the Call for Sites Suggestion Form to incorporate all uses to use the process effectively and holistically.
- 3.10 Following the consultation, officers will begin work on compiling the SHELAA and Gypsy and Travellers Development Plan Document. It will be made clear that the SHELAA is to be used as an evidence document only and does not in itself allocate land for any specific purposes.

4.0 Financial Implications

- 4.1 There are no direct financial implications from this report.

5.0 Corporate Plan Implications

Employment Implications

- 5.1 None identified

Legal Implications

- 5.2 None identified

Corporate Plan Implications

- 5.3 The adoption of a complete South Derbyshire Local Plan is a key priority of the District Council and is included as an action within the Corporate Plan.

Risk Impact

- 5.4 None identified

6.0 Community Impact

Consultation

- 6.1 The SHELAA process will require a Call For Sites which will be open for ten weeks. Stakeholders on the Council's Local Plan Database will be notified of the Call For Sites. It will also be advertised by the Council through press releases and/or social media and the Council's website as appropriate.

Equality and Diversity Impact

- 6.2 The Call For Sites is a key part of the Council's evidence base for plan-making and could help identify opportunities to deliver local housing needs including those for Gypsies and Travellers, as well as other specialist housing such as that for older people or those with extra care needs

Social Value Impact

- 6.3 Beneficial. This process a key part of the Council's evidence base for plan-making which allow future housing and employment land requirements to be met.

Environmental Sustainability

- 6.4 None Identified

7.0 Conclusions

- 7.1 South Derbyshire District Council are required to keep evidence supporting the Local Plan up to date. The previous SHLAA was undertaken in 2012 and therefore requires updating. Government guidance recommends combining housing (including Gypsy and Traveller), and economic, land availability assessments, and therefore this Call for Sites is the initial stage in preparing these evidence base documents.

8.0 Background Papers

- 8.1 Appendix 1 – Draft Call for Sites Suggestion Form