

<b>REPORT TO:</b>	<b>ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE</b>	<b>AGENDA ITEM: 14</b>
<b>DATE OF MEETING:</b>	<b>14<sup>th</sup> NOVEMBER 2019</b>	<b>CATEGORY:</b>
<b>REPORT FROM:</b>	<b>STRATEGIC DIRECTOR (SERVICE DELIVERY)</b>	<b>OPEN</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>JENNY BLAIR 01283 595752 <a href="mailto:jenny.blair@southderbyshire.gov.uk">jenny.blair@southderbyshire.gov.uk</a></b>	<b>DOC:</b>
<b>SUBJECT:</b>	<b>DRAFT 'STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT' METHODOLOGY CONSULTATION</b>	
<b>WARD(S) AFFECTED:</b>	<b>ALL</b>	<b>TERMS OF REFERENCE: EDS03</b>

## **1.0 Recommendations**

- 1.1 That the Committee approves the draft methodology for the Strategic Housing and Economic Land Availability Assessment (SHELAA) attached at Appendix 1, for public consultation.

## **2.0 Purpose of the Report**

- 2.1 To outline the format and purpose of the SHELAA methodology following the Call for Sites approved by this Committee on 15 August 2019.

## **3.0 Detail**

- 3.1 Local Authorities are required by 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 (Derby HMA) (South Derbyshire District Council, Derby City Council and Amber Valley Borough Council, working together with the County 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 It is therefore recommended that the Council undertakes a combined housing and economic land assessment in the form of a Strategic Housing and Economic Land Availability Assessment (SHELAA). The methodology for this has been drafted in accordance with the Planning Practice Guidance and in discussion with Planning Policy Officers from the Derby HMA authorities. As each HMA authority experiences differences in local circumstances it is intended that the overarching approach to the methodology will be adopted by all three HMA authorities, but that aspects of the methodology that are specific to each authority will be included separately. As the Council begins to gather evidence in preparation for a Local Plan review, a SHELAA methodology has now been drafted which includes the overall approach agreed in principle by the HMA authorities, as well as the South Derbyshire specific elements of the methodology (Appendix 1).
- 3.6 It should be stressed that the methodology has been written with close regard to the Planning Practice Guidance on ‘Housing and economic land availability assessment’, revised 22 July 2019. Where parts of the guidance do give plan-making authorities scope to tailor their methodology to their local area, an approach to ensure the SHELAA methodology is workable and relevant to South Derbyshire has been taken. Any South Derbyshire specific elements of the methodology have been distinguished in the document by green text. This includes for example how the methodology intends to determine indicative density of housing development, using previously determined precedents and understanding the constraints relevant to the District.
- 3.7 Following the approval of this Committee, a consultation will be conducted on the draft SHELAA methodology in accordance with the Statement of Community Involvement including notifying those on the Local Plan consultation database (including landowners, developers, parish councils, neighbourhood forums and local interest groups). The draft SHELAA methodology will be available on the Council’s website and the consultation will run for a minimum of six weeks.
- 3.8 The Call for Sites was launched on 3 October 2019, and will run for ten weeks closing on 12 December 2019, where sites are invited to be submitted using the Site Suggestion Form. Once completed forms have been received it is intended that submitted sites and broad locations will be assessed using the (draft) SHELAA methodology.
- 3.9 The methodology makes clear, as will the final SHELAA when drafted, that the assessment 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 draft SHELAA methodology will be consulted on following Committee approval. Stakeholders on the Council's Local Plan Consultation Database will be notified of the consultation. It will also be advertised by other appropriate channels in accordance with the Statement of Community Involvement.

### **Equality and Diversity Impact**

- 6.2 The SHELAA is a key part of the Council's evidence base for the Local Plan, which is the primary mechanism to meet local housing needs, including those for specialist housing such as that for older people or those with extra care needs.

### **Social Value Impact**

- 6.3 This process is 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 The Council is 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 and economic land availability assessments, and therefore this methodology is intended to be the tool which will enable the submissions to the Call for Sites to be assessed and brought together for presentation of findings.

## **8.0 Background Papers**

- 8.1 Appendix 1 – Draft Strategic Housing and Economic Availability Assessment Methodology