

REPORT TO: PORTFOLIO HOLDER FOR REGENERATION AND STRATEGIC GROWTH

DATE: 14 MARCH 2023

TITLE: STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA) – APPROVAL FOR SHELAA METHODOLOGY CONSULTATION AND CALL FOR SITES

PORTFOLIO HOLDER: COUNCILLOR MICHAEL HARDWARE, PORTFOLIO HOLDER FOR REGENERATION AND STRATEGIC GROWTH

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**This is not a Key Decision
Call In Procedures may apply
This decision will affect no ward specifically.**

RECOMMENDED that the Portfolio Holder for Regeneration and Strategic Growth:

- A** Approves the Strategic Housing and Economic Land Availability Assessment (SHELAA) Methodology (as set out in Appendix A to the report), to enable it to be published for the purposes of consultation.
- B** Approves the Call for Sites form (as set out in Appendix B to the report), to enable it to be published for the purposes of information collection on potential sites for development to inform the SHELAA.
- C** Delegates authority to the Assistant Director of Planning and Building Control to finalise the methodology for the SHELAA process and to complete the final document to inform the Local Plan Review.

REASON FOR DECISION

- A** To approve the SHELAA Methodology to enable it to be published for consultation for a period of eight weeks. The final methodology will inform the site review process.
- B** To approve for consultation the Call for Sites form for a period of eight

weeks in order to capture sites that could be included in the SHELAA and subsequent Local Plan Review.

- C** To help provide a clear understanding of land available within Harlow as set out in the National Planning Policy Framework (NPPF) (paragraph 68) to inform the Local Plan Review process.

BACKGROUND

1. The Harlow Local Development Plan (HLDP) was adopted by the Council on 10 December 2020. The Local Plan sets out a long-term vision for Harlow, identifying land where development will be acceptable and where it will be unacceptable.
2. It contains policies which ensure future development is sustainable by meeting the needs of residents, businesses, and visitors, while providing the required infrastructure and protecting existing retail centres and employment areas. These policies are material considerations in the determination of planning applications.
3. The Strategic Housing and Economic Land Availability Assessment (SHELAA) is a technical evidence-based document which Local Authorities are required to produce, as outlined in paragraph 68 of the National Planning Policy Framework (NPPF) (2021), to provide a clear understanding of the land available within their area.
4. The SHELAA will identify a future supply of developable land which is suitable, available and achievable and may have potential for housing and economic development for the period 2023/24 to 2037/38. The assessment will be an important source of evidence to inform plan-making and decision-making. It is particularly important for the review of the Local Plan which is detailed in a report to Cabinet in February and which agreed an updated Local Development Scheme.
5. The role of a SHELAA is to provide information on the range of sites which are available to meet a Local Authority's development requirements, but it is the role of the Local Plan itself to determine which of these sites are the most suitable to meet those requirements. The assessment should therefore:
 - a. Identify sites and broad locations with potential for development;
 - b. Assess their development potential; and
 - c. Assess their suitability for development and the likelihood of development coming forwards (the availability and achievability)
6. The SHELAA will supersede both the Strategic Housing Land Availability Assessment (2014) and the Employment Land Review (2013).

PROPOSALS

7. The draft SHELAA methodology, set out in Appendix A, follows Planning Practice Guidance (PPG) requirements as set out by the Department for Levelling Up, Housing and Communities (DLUHC). The five stages are set out in Figure 1. Although not a requirement, it is best practice to consult on the SHELAA Methodology in order to receive comments from the development

industry and to ensure the methodology is robust. The consultation will run alongside the Call for Sites process for a period of eight weeks.

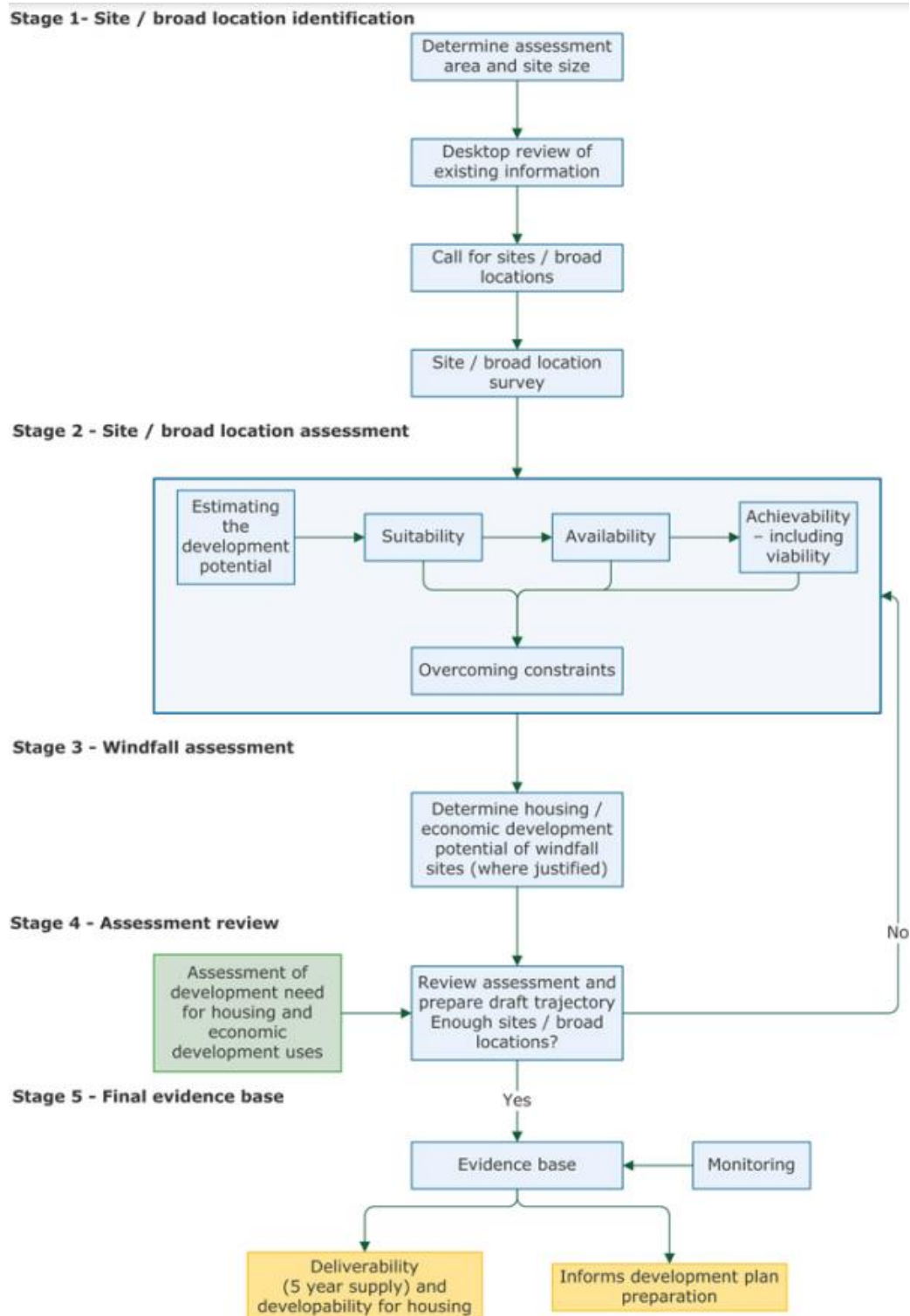


Figure 1: SHELAA methodology flow-chart

8. As part of the method for producing the SHELAA, a Call for Sites is undertaken which will enable any landowner or developer to submit sites to be considered for inclusion within the SHELAA. The Call for Sites will be open for submissions for a period of eight weeks alongside the Methodology consultation.

9. Appendix B sets out the Call for Sites form which will be available online as a digital form as well as available for download, although digital completion of the form will be encouraged.
10. The Call for Sites will therefore ask for:
 - Contact Details
 - Site Location
 - Ownership Details
 - Site Details
 - Proposed Development/Land Use
 - Site Constraints
 - Infrastructure and Interventions
 - Site Availability
 - Access to Site
 - Site Map
11. Once the Call for Sites is closed, the submissions will be compiled into a list of all potential sites. This will include sites identified in the previous SHLAA as well as identifying sites through a number of sources, including those with planning permission that have not been completed and sites within development briefs and Supplementary Planning Documents (SPDs) and the Council's housebuilding program.
12. Assessment of these sites will then be carried out using the final agreed methodology to find the development potential, availability and achievability of all sites. A final list of sites will be confirmed for the SHELAA and this will inform the potential site allocations in the Local Plan review.

NEXT STEPS

13. Following Portfolio Holders agreement to consult, Planning Services will use its consultation database to inform consultees of the Call for Sites and methodology consultation, allowing eight weeks for submissions and comments to be submitted.
14. Subject to any comments, the SHELAA methodology will be agreed, and this will guide the site assessment process.
15. Following the Call for Sites period, the Council will consider all submissions received and any other sites identified including sites reviewed in the original 2014 SHLAA and will undertake an assessment of each, examining their deliverability, developability and availability. A final list of sites which have development potential will be compiled in the document. This does not mean that the sites are allocated for development, only the Local Plan process can do this.
16. The SHELAA will then be published on the Council's website as part of the evidence base and will inform decisions in the Local Plan review.

IMPLICATIONS

Planning and Strategic Growth

As set out in the report

Author: Tanusha Waters, Assistant Director of Planning and Building Control

Finance

None specific.

Author: Simon Freeman, Deputy Chief Executive and Director of Finance

Housing

As outlined in the report.

Author: Andrew Murray, Director of Housing

Communities and Environment

As outlined in the report.

Author: Jane Greer, Director of Communities and Environment

Governance and Corporate Services

The Council is following the statutory process for this consultation under Section 12(b) of The Town and Country Planning (Local Planning) (England) Regulations 2012 which has now been delegated to the Portfolio Holder.

Author: Simon Hill, Director of Governance and Corporate Support

Appendices

Appendix A – SHELAA Methodology

Appendix B – Call for Sites Form

Background Papers

[Harlow Local Development Plan](#): Adopted December 2020

[Housing Land Supply Monitor 2021-2022](#): Published December 2022

[Strategic Housing Land Availability Assessment](#): Published 2014

[Employment Land Review](#): Published 2013

[Harlow Local Plan Review Cabinet Papers](#) Published February 2023

Glossary of terms/abbreviations used

SHELAA – Strategic Housing and Economic Land Availability Assessment

SHLAA – Strategic Housing Land Availability Assessment

NPPF – National Planning Policy Framework

PPG – Planning Practice Guidance

SPD – Supplementary Planning Document

HLDP – Harlow Local Development Plan