

Mid Sussex District Council



Strategic Housing and Economic Land Availability Assessment (SHELAA)

October 2023

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1.0 Introduction

- 1.1 The National Planning Policy Framework (“NPPF”) requires local planning authorities to produce a strategic housing and economic land availability assessment to identify sufficient land to meet their housing need over the plan period (NPPF, paragraph 68). The Planning Practice Guidance (PPG) goes on to state that local planning authorities should also assess the existing and future supply of land for economic development (PPG, Paragraph: 001 Reference ID: 3-001-20190722).
- 1.2 The SHELAA is an evidence-gathering exercise which identifies the location of potential housing and employment sites in the district to inform the plan-making process. It does not in itself determine whether a site should be allocated for housing development but is the first step in the process.

The purpose of this Document is to:

- Identify sites and broad locations with potential for housing and employment;
 - Assess their development potential; and
 - Assess their suitability for development and the likelihood of development coming forward.
- 1.3 **The SHELAA should be seen as a wide-ranging ‘palette of sites’ to inform possible choices for the development plan documents. It is an aid to plan-making only, presenting the facts about available housing and employment land. It is not a statement of Council policy and does not rank or compare sites. It does not allocate land, pre-empt or prejudice any decision the Council may make in the future on any particular site or settlement and does not alter any existing policies or land use designations as set out in the Development Plan.**

2.0 Methodology in brief

- 2.1 The Council has produced this Document in accordance with the published Strategic Housing and Employment Land Availability Assessment Methodology (April 2018) which is available to view on our website. It closely follows the recommended process set out in the Government Practice Guidance¹. Guidance states where the standard methodology is followed correctly, “a local planning authority should not need to justify the methodology used in preparing its Assessment, including at independent examination”.
- 2.2 The preparation of the SHELAA methodology involved liaison with key stakeholders including representatives from the development industry and local authorities within the functional housing and economic market areas².
- 2.2 The SHELAA comprises a long list of nominated sites, that will be considered further in the Site Selection Report. There is a map for each site along with a completed pro forma that sets out the constraints and an initial conclusion regarding the suitability, availability and achievability of sites, along with an indicative timescale of delivery. There is a list of sites excluded from progressing on to detailed assessment as they do not meet the size threshold. Summary maps have also been prepared which identifies SHELAA sites by location.

¹ National Planning Policy Guidance

² Further information on this liaison is set out within the SHELAA Methodology (April 2018)

- 2.3 Whilst the SHELAA forms part of the evidence base that informs the preparation of Development Plan Documents, a series of Site Selection Papers identify which sites are suitable for allocation. It is the role of Site Selection Papers to provide a more detailed assessment of the sites set out in the SHELAA. It will look in more detail at constraints and opportunity of sites and provide a more detailed assessment of delivery timescales.

3.0 2023 Report

- 3.1 This report is an update to the report published in September 2022 which informed the Regulation 18 Consultation Draft District Plan. This report includes the palette of sites that fed into the work on the Site Allocations Document, as well as subsequent submissions including through the call for sites and regulation 18 consultation undertaken between 7th November and 19th December 2022. This SHELAA report has been produced to inform the Submission version of the District Plan (Regulation 19).
- 3.2 The Council operates a ‘rolling’ call for sites, so that details of sites can be submitted at any time. In early 2021 the Council advertised a call-for-sites which ran between 7th January and 19th February 2021. Sites submitted up until July 2022³ were included in the 2022 SHELAA. Sites submitted through the District Plan Regulation 18 consultation have been added to the palette of sites.

Time Period of the Strategic Housing and Economic Land Availability Assessment

- 3.3 The Assessment uses the base date of ‘**1st April 2023**’.

4.0 Results and Analysis

- 4.1 There are 272 housing sites and 23 employment sites in the Assessment. These are listed in site reference order in Appendix 1- Housing Sites and Appendix 2 – Employment Sites. Eight sites were excluded as they did not meet the size threshold, these are listed in Appendix 3. A list of housing commitments is set out in Appendix 4. Appendix 5 lists existing and committed employment sites.
- 4.2 Summary maps have also been produced, which set out the SHELAA sites by location. These are available to view on the Council web site at <http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/strategic-housing-land-availability-assessment/>
- 4.3 An Urban Capacity Study (2022) and information relating to housing land supply are published separately to this report.

³ Unless otherwise agreed with the Council