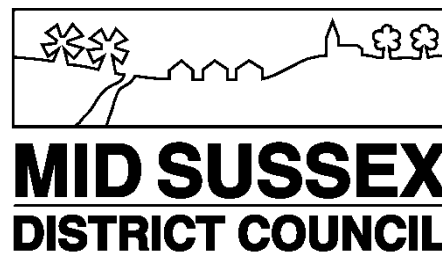


# Mid Sussex District Council



## Strategic Housing and Economic Land Availability Assessment (SHELAA)

April 2018

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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 159). The NPPF goes on to state that local planning authorities should also assess the existing and future supply of land for economic development (NPPF, paragraph, 161). The NPPF identifies advantages of combining assessments for housing and economic development as part of the same exercise.
- 1.2 The Assessment 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 Guidance<sup>1</sup>. Guidance states where 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 has involved liaison with key stakeholders including representatives from the development industry and local authorities within the functional housing and economic market areas<sup>2</sup>.
- 2.2 This SHELAA represents a significant change from the SHLAA (2016) and SELAA (2016) previously published. It is a new type of document both in terms of content and format. The SHELAA now 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 that are excluded from detailed assessment as it is not of a scale that meets the size threshold. Summary maps have also been prepared which identify SHELAA sites by location.

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<sup>1</sup> National Planning Policy Guidance

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

- 2.3 It should be noted that as part of the evidence base required to inform the preparation of the Site Allocations DPD, a Site Selection Report will be prepared. This document will 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 2018 Report

- 3.1 The first stage in the preparation of the SHELAA was to undertake a call for sites. This took place between 4<sup>th</sup> October 2017 and 31<sup>st</sup> October 2017. The Council operates a 'rolling' call for sites, so that details of sites can be submitted at any time. However, submissions needed to be made by the 16<sup>th</sup> February 2018 to be included within the April 2018 Assessment. Where no response had been received during the call for sites, the Council endeavoured to contact landowners and agents who had promoted sites in the past to confirm the continued availability of sites. This involved undertaking land registry searches when land ownership was unknown.
- 3.2 The call for sites resulted in 81 new sites being put forward for inclusion in the SHELAA, made up of both housing and employment sites.

#### Time Periods of the Strategic Housing and Economic Land Availability Assessment

- 3.3 The Assessment uses the base date of '**1<sup>st</sup> April 2018**'.

### 4.0 Results and Analysis

- 4.1 There are 236 housing sites and 73 employment site in the Assessment. These are listed in site ID order in Appendix 1- Housing Sites, Appendix 2 – Employment Sites. 8 sites were excluded as they did not meet the size threshold, these are listed in Appendix 3. A list of commitments is set out in Appendix 4.
- 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/>