

SHELAA Stakeholder Panel
8th November 2018 10AM
Charnwood Borough Council Offices

Agenda

Attendees

1. Introductions

2. Purpose of meeting

3. Local plan background

Housing numbers

Timescales

4. SHELAA 2018

Background

- NPPF
- PPG
- Leicester and Leicestershire Joint Methodology
- 'Policy off'
- SHELAA database

5. Methodology

Stage 1 – broad location identification

- Information recorded
- Red constraint assessment

Stage 2 – broad location assessment – (assumptions)

- *Estimating development potential (housing & employment)*
 - Density
 - Net developable area
- *Suitability*
 - Site use
 - Planning Policy e.g. Core Strategy. Can this be overcome?
 - Sites identified in CS & those with planning permission considered 'suitable', unless circumstances have changed and reappraisal required?
 - Physical limitations
 - Impact on landscape
 - Appropriateness and likely market attractiveness
 - Contribution to regeneration priority areas
 - Environmental/ amenity impacts

- *Availability*
 - Legal or ownership issues
 - Can problem or issue be overcome? If so how and when?

- *Achievability*
 - Viability
 - Deliverability
 - Market attractiveness

- Constraints on suitability, availability & achievability
 - What action is required to remove constraint? How and when?

- *Estimating timescale and rate of development*
 - *Build rate*
 - Timescales 0-5, 6-10, 11-15 years

Stage 3 – windfall assessment

6. Next steps

Stage 4 – review of assessment including indicative trajectory & risk assessment

Stage 5 – final evidence base – monitoring and review

Draft SHELAA report

Publication of final report

Charnwood SHELAA Stakeholder Panel Terms of Reference

Introduction

Local authorities are required to annually carry out a Strategic Housing and Employment Land Availability Assessment (SHELAA) to identify future sources of land for housing and economic development¹. The assessment of land availability is an important step in the preparation of local plans and identifies land which is suitable, available and achievable for housing and economic development uses over the plan period.

A Stakeholder Panel is proposed to assist in the production of the SHELAA and ensure key stakeholders are involved in the assessment process.

Background

The Charnwood Core Strategy was adopted in November 2015 and provides a development strategy to 2028 setting out where and how new development should take place in the Borough. Whilst the Council is working with its partners to deliver that plan, work has also commenced on a new local plan to cover the longer period to 2036.

The SHELAA will be one of a number of key evidence base documents used to inform the new Local Plan. The assessment will identify the land that is available for development in the Borough and will make an initial high level assessment of those available sites. This can then be used to inform the preferred development strategy for the Borough which will be consulted as part of the Draft Local Plan consultation.

Purpose and Scope of the Panel

The purpose and scope of the Stakeholder Panel is to check that the identification and assessment stages of the SHELAA methodology have been undertaken in a robust manner.

In August 2016 the local planning authorities in the Leicester and Leicestershire Housing Market Area agreed a joint approach to the preparation of housing and economic land availability assessments. The agreed methodology can be viewed here:

https://www.charnwood.gov.uk/files/documents/shlaa_leicestershire_joint_methodology/SHLAA%20SELAA%20Joint%20Methodology%20updated%20August%202016.pdf

Planning Practice Guidance (section 8 paragraph 28) suggests that SHELAA's should provide the following outputs:

- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
- an assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad

¹ National Planning Policy Framework paragraph 67.

location is viable for development) to determine whether a site is realistically expected to be developed and when;

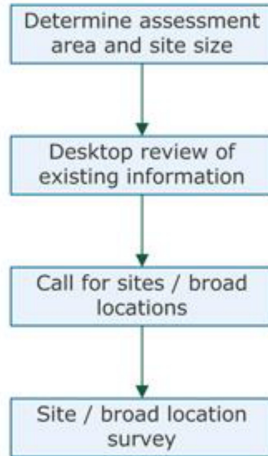
- contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build rates, setting out how any barriers to delivery could be overcome and when; and
- an indicative trajectory of anticipated development and consideration of associated risks.

Planning Practice Guidance sets out the stages of the SHELAA assessment illustrated in the diagram below. The HMA local authorities follow this approach, unless local circumstances justify a change.

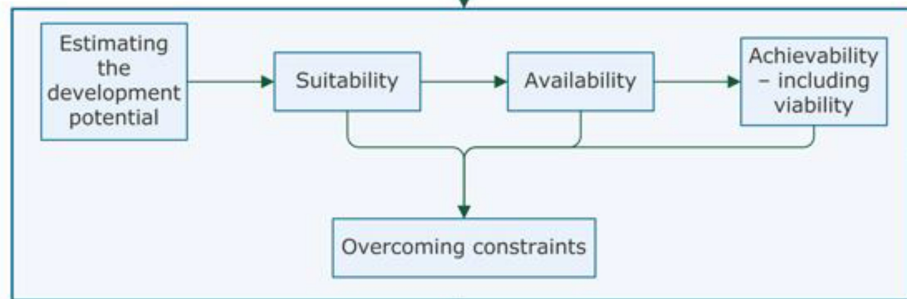
The Borough Council is currently at Stage 4 of the SHELAA methodology process and requires a Stakeholder Panel to sense check and review the identification and assessment processes undertaken in Stages 1, 2 and 3.

NB - The Panel is not asked to agree the methodology/approach, content or conclusions of the five year housing land supply element of the assessments.

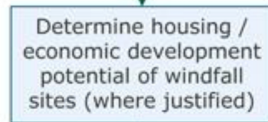
Stage 1 - Site / broad location identification



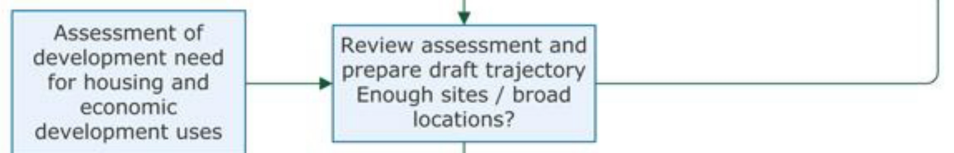
Stage 2 - Site / broad location assessment



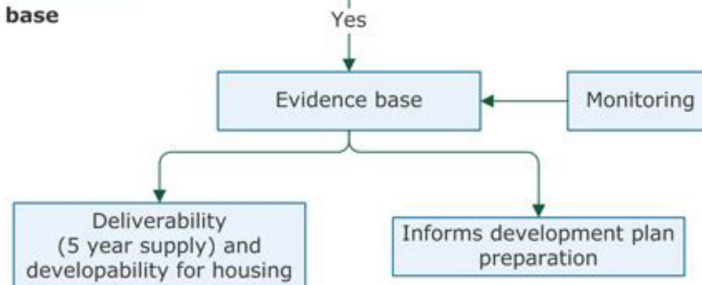
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



Panel Membership

- Membership of the panel is voluntary;
- Membership of the Panel will be balanced and reflect a range of stakeholders and sectors in line with the Planning Practice Guidance and will include where possible developers, land promoters, local property agents, local community representatives, partner organisations and local businesses.

Operational matters

- The Stakeholder Panel Meeting will be chaired and facilitated by Charnwood Borough Council;
- Membership of the Panel will be undertaken on a voluntary basis and the Council will not be liable for expenses incurred during the meeting(s);
- The Panel will have regard to current Government practice guidance on Land Availability Assessments;
- Panel members are to act as an independent representative of their sector as a whole and not just the interests of a particular individual or organisation. No commercial or other advantage will be sought by Panel members. Panel members are required to declare any interest they may have on a site when contributing toward its assessment and will not be expected to advise on areas outside of their experience;
- Panel members will be shown a confidential draft of the SHELAA prior to its formal publication by the Council which shall remain confidential until published by the Council;
- Comments received will be included within an appendix or addendum to the SHELAA along with a response from the Council; and
- The names and contact details of Panel members will be recorded and relevant information will be made available when requested.

Charnwood SHELAA Stakeholder Panel Meeting Minutes 8th November 2018

Attendees

Clare Clarke (CC) – Charnwood Borough Council
Liz Hopwell (LH) – Charnwood Borough Council
Richard Brown (RB) – Charnwood Borough Council
Sean Gorman (SG) – Charnwood Borough Council

Ellie Gale (EG) - Taylor Wimpey Strategic Land
Helen Broadhurst (HB) - Vale Planning Consultants
Daisy Just (DJ) - Persimmon Homes and Charles Church
James Chatterton (JC) - William Davis
Greg Hutton (GH) - Davidsons Developments
David Joseph (DJ) – Hollins Strategic Land
Guy Longley (GL) – Pegasus Group
Joanna Clarke (JC) - Quorn Neighbourhood Plan Advisory Group

Introduction

LH welcomed the panel and thanked everyone for attending.

CC set out the purpose of the meeting explaining that the focus on the panel was to consider and test the methodology and assumptions used in preparing the Strategic Housing and Employment Land Availability Assessment (SHELAA)

Local Plan Background

CC outlined progress with the preparation of the new Local Plan, housing figures and timescales.

A question was raised about Local Plan timescales and local housing need figure. CC explained that there has been a delay in publishing a Draft Local Plan for consultation which is now expected to be published in 2019. CC explained that the Borough's Local Housing Need figure is 1,045 dwellings per annum based on the standard methodology and 2014 government housing projections. The latest government housing projections reduce this figure to 920 and that the Leicester and Leicestershire Housing and Economic Development Needs Assessment identified a need for 994 homes per annum. However, there is some uncertainty about the standard methodology and the projections. The current housing requirement set out in the Local Plan Core Strategy is 820 homes per annum; therefore an increase in the number of homes is likely as part of the Local Plan review.

National Planning Policy Framework & Planning Practice Guidance

LH outlined the requirements and guidance set out in the National Planning Policy Framework and Planning Practice Guidance.

Leicester and Leicestershire Joint Methodology

LH provided some background to the Joint Methodology prepared by Leicester and Leicestershire authorities which was last updated in March 2017.

Stage 1 Methodology

LH discussed the approach officers had undertaken for Stage 1 of the assessment and how the authority identifies sites for consideration in the SHELAA.

It was noted by the Panel that there may be a conflict with some of the red constraints and more detailed evidence prepared by site promoters. For example developer evidence could show that a flood risk constraint can be overcome or is less severe than the standard flood risk maps suggest.

It was explained that a listed constraint does not prevent further evidence being submitted showing how the constraint could be overcome as part of a planning application process. The SHELAA gives us a broad idea of how much land we have available.

It was agreed that the Strategic Flood Risk Assessment data is the best information to use to assess flood risk for the SHELAA.

The panel asked whether our sources of information were updated regularly. CC noted that our sources of information are updated regularly including in the GIS system.

Stage 2 Methodology – ‘estimating development potential’

LH provided an outline of stage 2 of the methodology and the key assumptions.

It was agreed that 30dph as a general assumption across the Borough was acceptable. It was noted that whilst density could perhaps be increased adjacent to transport hubs, often this increase in density is only appropriate for a small part of a site and therefore difficult to increase as an average for the whole of the Borough.

The proposed assumptions for plot ratios were found to be acceptable. It was noted that 0.4 is often used by the industry.

There was a discussion about the assumptions used to assess the ‘net developable area’. It was queried whether this had been benchmarked against sites which have actually come forward. It was explained that it was the result of benchmarking but this could usefully be revisited as part of the next update of the Joint Methodology.

It was noted that 2-35 ha is a broad range but that as this is intended to be a broad brush approach and therefore didn’t cause any significant concerns.

There was a discussion about how suitability is assessed. There were no concerns raised with the methodology used.

A question was raised about how market attractiveness is measured. It was explained that the general assumption is that everywhere in Charnwood is likely to be an attractive place to live and market homes. The panel agreed with this assumption and suggested the whole of Leicestershire is generally attractive.

There were no questions or concerns raised over the approach to assessing availability.

In relation to achievability it was noted that infrastructure delivery is an issue. Viability assumptions need to build in infrastructure costs.

It was agreed that Brownfield sites can be more challenging to bring forward than Greenfield sites.

It was highlighted that 40% affordable housing can be difficult in many areas and particularly in relation to design. It was also noted that the delivery of high quality developments is made more challenging by parking standards, with parking also having implications for density.

There was general discussion about feasibility of sustainable transport links, which it was suggested depends greatly on location. It was noted that walking and cycling are an important part of masterplanning but it was highlighted that there needs to be interaction with the appropriate transport bodies on large sites. It was suggested that general assumptions are made about proximity to services and facilities as in some cases rural areas can be more sustainable than edge of urban areas particularly if people prefer to walk or cycle. It was noted there needs to be a degree of realism on how much emphasis is placed on sustainable transport links.

There was a discussion about the reason for sites in lower tiers of settlement hierarchy being placed in later delivery periods. Concern was raised that this approach was 'policy on'. It was highlighted that smaller sites can come forward more quickly irrespective of where they are located. It was recommended that the time frames should be based on constraints that could technically prevent a site from coming forward rather than geographical location.

In relation to build rates the panel agreed 50 houses a year per site was an acceptable assumption. It may be possible to increase this where there is more than one sale outlet with their own access to the site (the example of Lubbesthorpe was highlighted) but it was agreed for the purposes of the SHELAA a broad assumption of 50 dwellings per annum is acceptable, unless there was specific evidence put forward by a site promoter.

Stage 3 Windfall sites

LH provided an outline of stage 3 of the methodology and the key assumptions.

There were no comments or questions raised.

Next Steps

LH explained the next steps in preparing the SHELAA for publication.

The panel enquired about timescales for publishing the report and it was explained that this would be before the end of the year.

The panel also asked whether the maps would be available via the public mapping system. It was agreed this would be looked into.