

EAST HERTS COUNCIL

LOCAL DEVELOPMENT FRAMEWORK EXECUTIVE PANEL -
7 JULY 2011

REPORT BY EXECUTIVE MEMBER FOR PLANNING POLICY AND
ECONOMIC DEVELOPMENT

LOCAL DEVELOPMENT FRAMEWORK – CALL FOR SITES UPDATE
REPORT

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- This report updates Members on the submissions received to the Call for Sites consultation between 6 May 2010 and 10 June 2011 and seeks Members agreement for the responses to be taken into account as part of the preparation of the East Herts Strategic Land Availability Assessment (SLAA).

<u>RECOMMENDATION TO EXECUTIVE: to commend to Council that:</u>	
(A)	the responses received to the Call for Sites consultation between 6 May 2010 and 10 June 2011, attached at Essential Reference Paper 'B', be noted and taken into account as part of the preparation of the East Herts Strategic Land Availability Assessment (SLAA); and
(B)	any future Call for Sites suggestions be included and assessed as part of the preparation of the SLAA in Summer/Autumn 2011, and subsequently as part of the annual monitoring and review of the SLAA.

1.0 Background

- 1.1 The Core Strategy is the first Development Plan Document (DPD) East Herts Council is producing as part of its Local Development Framework (LDF); the series of spatial planning documents that will replace the 2007 East Herts Local Plan Second Review Saved Policies, and shape the future of East Herts. The Core Strategy is the strategic and overarching planning document for the District and sets the context for the subsequent Site Allocations and Development

Management Policies DPDs.

- 1.2 The Core Strategy should establish the principle of development and identify broad locations for growth based on an analysis of robust evidence. It should seek to ensure the delivery of a continuous supply of housing for at least 15 years.
- 1.3 One of the key pieces of technical work as part of the evidence base is the Strategic Housing Land Availability Assessment (SHLAA). This is essentially a database of housing sites that includes an assessment of their deliverability; that is, their availability, suitability and achievability.
- 1.4 However, given the fact that the LDF is a spatial planning system, it was considered appropriate to broaden the scope of the SHLAA to include all types of land-use and development such as employment and community infrastructure; thus East Herts is in the process of undertaking a Strategic Land Availability Assessment (SLAA).
- 1.5 The first stage of the SLAA is to identify potential sites. Part of this process is the carrying out of a Call for Sites, a bottom-up approach asking landowners, developers and other interested parties, for their suggestions of where they would like to see land brought forward for development at some point in the future.
- 1.6 Members will be aware that an initial three month consultation on the Call for Sites was held between March and June 2009 and a total of 244 submissions were received up to the 12 August 2009.
- 1.7 The LDF Executive Panel on 27 August 2009 considered the responses received to the Call for Sites consultation and the Panel agreed that the sites submitted would be taken into account as part of the preparation of the East Herts Core Strategy Issues and Options consultation document and as part of the preparation of the East Herts Strategic Land Availability Assessment (SLAA).
- 1.8 It was noted that the Call for Sites consultation was an ongoing exercise and that submissions of further sites would be accepted and considered alongside the ongoing development of the Local Development Framework.
- 1.9 It was agreed that additional sites that had been submitted through the process would be reported to Members at appropriate intervals.
- 1.10 A further 16 submissions to the Call for Sites exercise were received

in the period between 12 August 2009 and 5 May 2010. These submissions were considered by the LDF Executive Panel on 27 May 2010 and the Panel agreed that the sites submitted would be taken into account as part of the preparation of the East Herts Strategic Land Availability Assessment (SLAA).

2.0 Report

- 2.1 A further 29 submissions have been received to the Call for Sites in the period between 6 May 2010 and 10 June 2011. It should also be noted that two sites have been resubmitted with amendments regarding the 'Suggested Use' for the site and two sites have been withdrawn from the process. These responses are attached as **Essential Reference Paper 'B'** to this report. As before, the list includes information such as the site address, suggested use and total site area.
- 2.2 Members are therefore asked to note the additional submissions received and agree that they are taken into account as part of the preparation of the SLAA.
- 2.3 This will be the final Call for Sites Update Report to Members. Any future responses to the Call for Sites will be included and assessed as part of the preparation of the SLAA in Summer/Autumn 2011, and subsequently as part of the annual monitoring and review of the SLAA.
- 2.4 For reference purposes a full list of sites submitted to the Call for Sites exercise is attached as **Essential Reference Paper 'C'** to this report.

3.0 Implications/Consultations

- 3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

- Strategic Housing Land Availability Assessments Practice Guidance (CLG, July 2007)
- LDF Executive Panel Report – 27th August 2009
<http://www.eastherts.gov.uk/index.jsp?articleid=9284>

- LDF Executive Panel Report – 27th May 2010
<http://www.eastherts.gov.uk/index.jsp?articleid=13789>

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ESSENTIAL REFERENCE PAPER 'A'

<p>Contribution to the Council's Corporate Priorities/ Objectives:</p>	<p>Pride in East Herts <i>Improve standards of the built neighbourhood and environmental management in our towns and villages.</i></p> <p>Shaping now, shaping the future <i>Safeguard and enhance our unique mix of rural and urban communities, ensuring sustainable, economic and social opportunities including the continuation of effective development control and other measures.</i></p> <p>Leading the way, working together <i>Deliver responsible community leadership that engages with our partners and the public.</i></p>
<p>Consultation:</p>	<p>Consultation has taken place internally with the Executive Member for Planning Policy and Economic Development, Director of Neighbourhood Services, Head of Planning and Building Control and the Council's Planning Policy Team.</p>
<p>Legal:</p>	<p>It is a statutory duty under the Planning and Compulsory Purchase Act 2004 for East Herts Council as the local planning authority to produce and keep up to date a sound and robust Development Plan for the District.</p>
<p>Financial:</p>	<p>The preparation of the SLAA will be funded from the Planning Policy/LDF Upkeep Budgets.</p>
<p>Human Resource:</p>	<p>Existing Planning Policy staff resources will continue to project manage the preparation of the SLAA.</p>
<p>Risk Management:</p>	<p>It is a statutory duty under the Planning and Compulsory Purchase Act 2004 for East Herts Council as the local planning authority to produce and keep up to date a sound and robust Development Plan for the District.</p>