

EAST HERTS COUNCIL

DISTRICT PLANNING EXECUTIVE PANEL – 17 JULY 2014
EXECUTIVE – 5 AUGUST 2014

REPORT BY EXECUTIVE MEMBER FOR STRATEGIC
PLANNING AND TRANSPORT

STRATEGIC LAND AVAILABILITY ASSESSMENT (SLAA) -
ROUND 3 - UPDATE REPORT

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- The purpose of this report is to update Members on the progress of Round 3 of the Strategic Land Availability Assessment (SLAA) technical work that will inform the preparation of the East Herts District Plan and housing trajectory.

**RECOMMENDATIONS FOR DISTRICT PLANNING EXECUTIVE
PANEL AND EXECUTIVE: That:**

(A)	the full list of identified sites being assessed through Round 3 of the SLAA, attached at Essential Reference Paper 'B' be noted; and
(B)	any future Call for Sites suggestions be included and assessed as part of the annual monitoring and review of the SLAA.

RECOMMENDATIONS FOR COUNCIL: That:

(A)	the full list of identified sites being assessed through Round 3 of the SLAA, attached at Essential Reference Paper 'B' be noted; and
(B)	any future call for Sites suggestions be included and assessed as part of the annual monitoring and review of the SLAA.

1.0 Background

- 1.1 Publication of the National Planning Policy Framework (NPPF) in March 2012 reiterated the requirement for local planning authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA) 'to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period' (NPPF paragraph 159).
- 1.2 In acknowledging the wider spatial objectives of the planning system, East Herts Council has opted to prepare a Strategic Land Availability Assessment (SLAA) to look at land supply for all development including employment, retail, leisure and community uses, rather than just prepare a SHLAA in respect of housing.
- 1.3 The SLAA is part of the proactive plan-making process and will help ensure that the Council meets its requirement to maintain a continuous five year supply of housing across the district.
- 1.4 Due to the SLAA being an ongoing piece of work, it is being undertaken in rounds in tandem with the preparation of the District Plan. It is however, a separate and technical piece of work. The overall approach being taken to the completion of the SLAA is:
 - Round 1 – strategic context and site specific information gathering [Completed September 2011];
 - Round 2 - assessment of sites deemed to be available for development within settlement boundaries [Completed October 2012];
 - Round 3 – update of sites assessed in Round 2; assessment of any further sites identified within settlement boundaries, assessment of sites outside settlement boundaries;
 - Round 4 - annual update of SLAA to review site assessments and assess any additional sites.
- 1.5 At the District Planning Executive Panel on 28 November 2012, Members supported the use of the Initial Report of the SLAA Technical Study - Rounds 1 and 2 (October 2012) to

inform the preparation of the East Herts District Plan and housing trajectory. The work is available to view as a background paper to this report at www.eastherts.gov.uk/slaa. The study explains how the SLAA has been undertaken and presents an assessment of the deliverability of sites assessed through Round 2 of the SLAA.

- 1.6 The SLAA Technical Study will be updated and re-published at the end of Round 3 to take account of the additional sites that have been assessed. It will then be revised and re-published annually (Round 4) to ensure that it provides as robust an assessment as possible of the land supply position in East Herts.
- 1.7 The following approach to assessing sites within each round was endorsed by Members at the LDF Executive Panel on 29th March 2012:
 - Stage 1: Initial Assessment – Undertaken by officers, sites will be assessed against the SLAA criteria. Each criterion will be assessed to determine whether, based on the information available, it is reasonable to assume it is deliverable.
 - Stage 2: Stakeholder Engagement – stakeholders including town and parish councils, East Herts District Councillors, and members of the SLAA Partnership will; be asked to comment over a specified four week period on the officers' initial assessment, bearing in mind the assessment criteria.
 - Stage 3: Publication of the Final Report – Comments received will be taken on board and amendments made, as appropriate, before a final SLAA report is published. This report will be subject to agreement by East Herts District Council.

2.0 Report

- 2.1 The SLAA is a key piece of technical work that will inform the ongoing preparation of the District Plan. As such, Round 3 of the SLAA needs to be completed in tandem with the emerging District Plan.

2.2 In terms of timescales, the approach for Round 3 is set out below:

- Stage 1: Completion of Initial Officer Assessment – June-August 2014
- Stage 2: 4 weeks Stakeholder Engagement – September 2014
- Stage 3: Agreement of Final Report – November/December 2014

2.3 Stakeholders will be notified prior to the commencement of the 4 week engagement period. As previously agreed, hard copies of the assessments will not be sent to stakeholders directly. Instead, all information will be made available on the Council website. It should also be noted that the purpose of the stakeholder engagement is not to make general comments about the sites but to comment on the assessment of the sites against the agreed SLAA Assessment criteria.

2.4 For information, the SLAA sites that are being assessed through Round 3 of the SLAA are attached at **Essential Reference Paper B**. The sites in this list have been gathered from a range of sources, including sites that are already within the planning process. It should also be noted that the list includes additional sites suggested to the Council through representations submitted during the recent public consultation on the Draft District Plan.

2.5 For reference, the SLAA Site Assessment Criteria are attached at **Essential Reference Paper C**.

2.6 It should be reiterated that the SLAA is about providing a realistic assessment as to the likelihood of a site coming forward for development. It is **not** about making a decision about whether a site **should** be developed.

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

National Planning Policy Framework (NPPF), CLG (March 2012)

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Initial Report of the SLAA Technical Study – Rounds 1 and 2 (October 2012)

<http://www.eastherts.gov.uk/slaa>

Housing Capacity Assessment, Entec UK Ltd (2007)

<http://www.eastherts.gov.uk/index.jsp?articleid=15664>

Report to District Planning Executive Panel – 28th November 2012
Agenda Item 6: Strategic Land Availability Assessment (SLAA) –
Round 2 Initial Report and Windfall Analysis (October 2012)

<http://online.eastherts.gov.uk/moderngov/documents/s17121/SLAA%20Round%20%20and%20Windfall%20Analysis.pdf>

Report to District Planning Executive Panel - 26th July 2012
Agenda Item 7: Strategic Land Availability Assessment (SLAA) -
Round 2 Update Report

<http://online.eastherts.gov.uk/moderngov/documents/s15481/Strategic%20Land%20Availability%20Assessment.pdf>

Report to LDF Executive Panel – 29th March 2012 Agenda Item 8:
Strategic Land Availability Assessment (SLAA) Progress

<http://online.eastherts.gov.uk/moderngov/ieListDocuments.aspx?CategoryId=151&Mid=2024&Ver=4>

Report to LDF Executive Panel – 24th November 2011 Agenda
Item 5: Strategic Land Availability Assessment (SLAA) Next Steps

<http://online.eastherts.gov.uk/moderngov/ieListDocuments.aspx?CategoryId=151&Mid=1928&Ver=4>

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