

## Neighbourhood Plan Continuity Committee

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<b>Date:</b>	<b>7 November 2017</b>
<b>Title:</b>	<b>Strategic Housing and Economic Land Availability Assessment methodology consultation</b>
<b>Contact Officer:</b>	<b>Graeme Markland, Neighbourhood Plan Continuity Officer</b>

### Purpose of Report

1. To provide a summary of the representations made by Thame Town Council to the District's consultation on the methodology used in its Strategic Housing and Economic Land Availability Assessment (SHELAA).

### Background

2. SHELAA documents are an initial step in the production of a Local Plan. They are written to identify sites and broad locations; assess their development potential; and assess their suitability for development and the likelihood of development coming forward.

The assessments are used to select the sites that go forward as allocations in the Local Plan in order to meet objectively assessed need for housing and employment land. Any site larger than 0.25 hectare, 500 sq. m. of floorspace or capable of holding 5 dwellings should be assessed.

There are 5 stages recognised as necessary in order to adequately carry out such an assessment:

1. The identification of sites and broad locations for development;
2. The estimation of the development potential for each site, by housing / employment type;
3. A review of windfall developments, and a decision on their use;
4. The production of an indicative trajectory to help further assess each site;
5. The production of an indicative trajectory for use together with indications of how identified barriers can be overcome for each site.

It is disappointing to note that the consultation on the methodology SODC are adopting for this critical assessment is very late in the day, and is only for two weeks. Consultation started on the 15 September 2017 and ended on 29 September 2017. This must be to ensure the final assessment can be published in time for the launch of the Publication Local Plan, on 11 October 2017.

### Thame Town Council Recommended Additions and Alterations

3. Comments were chiefly made on two matters. The first concerned the fact that at Publication Plan stage, the District had yet to complete the analysis of windfall. This is a relatively simple process. This means the District are not yet be in a position to establish if they are able, or will intend to include an element of windfall in their housing trajectory. It is best practice to ensure this decision is made as early as possible in the process, certainly before the publication of the first interim housing trajectory. A steady, guaranteed supply of windfall development can, over the lifetime of a plan, make a significant contribution to housing numbers and avoid the need for major allocations.

The second main matter was similarly related to the timeliness of this publication. This is extremely late in the process to be publishing for review any methodology used in this key appraisal of site availability and yield.

**Action Required**

4. To **note** the report.