

Report to: Cabinet Meeting – 1 April 2025

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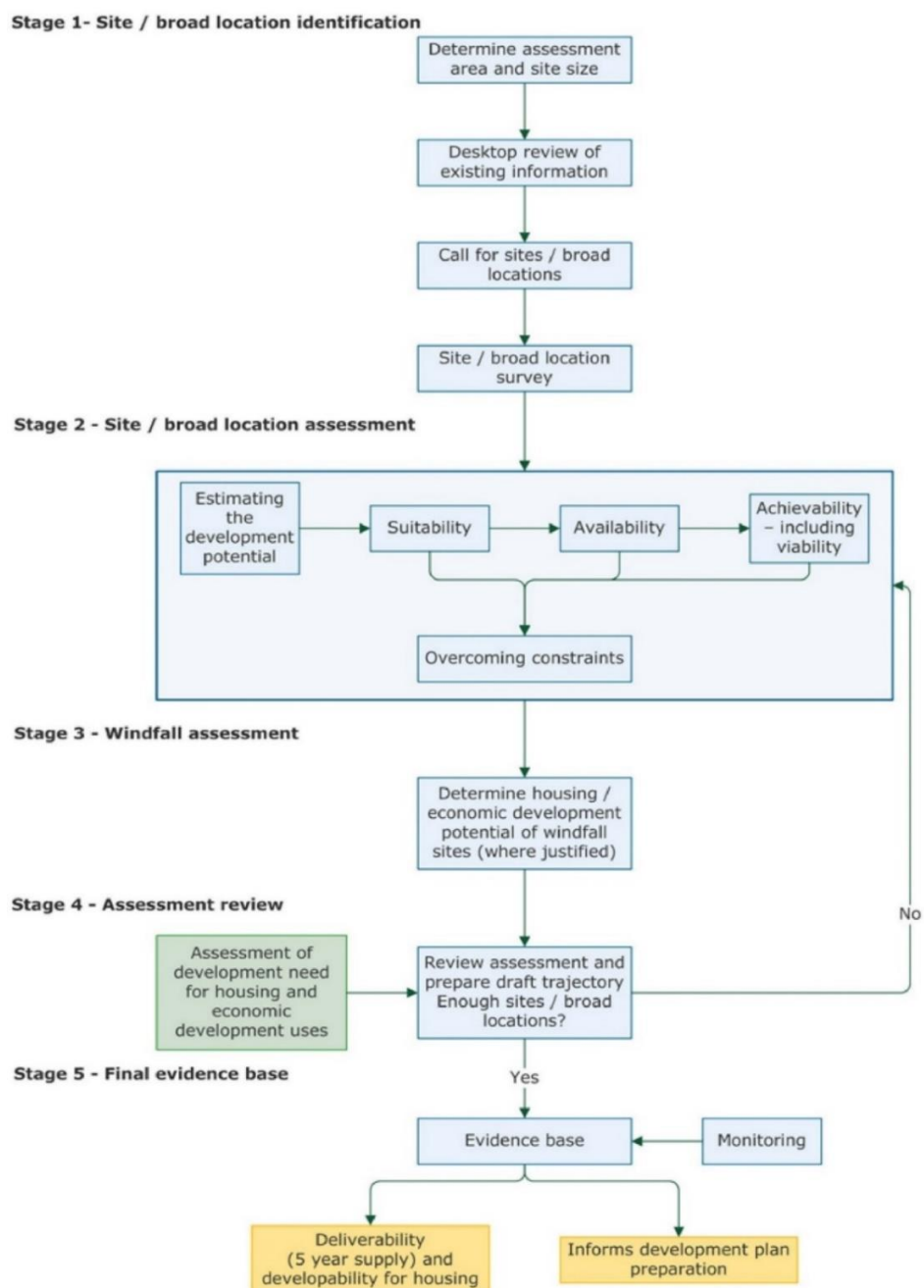
Report Summary	
Type of Report	Open Report / Non-Key Decision
Report Title	Strategic Housing and Employment Land Availability ('SHELAA') Assessment Methodology
Purpose of Report	To present the draft SHELAA methodology and seek approval for public consultation.
Recommendations	That Cabinet approve: a) the proposed contents of the SHELAA Methodology at Appendix 1 ; and b) that public consultation be undertaken for a period of 6-weeks with relevant stakeholders on the proposed Methodology.
Alternative Options Considered	There is no formal requirement to consult on SHELAA methodology, but it is considered that by doing so it will ensure the site assessment process is robust.
Reason for Recommendations	To allow the District Council to consult on the draft SHELAA Methodology.

1.0 Background

- 1.1 The National Planning Policy Framework requires all local authorities to prepare a Strategic Housing & Employment Land Availability Assessment ('SHELAA'), to identify a sufficient supply and mix of sites for housing and employment. This assessment forms a key component of the evidence base to underpin allocation policies in the Local Plan for housing and economic development.
- 1.2 The purpose of the SHELAA is to identify a future supply of land that is suitable for residential and / or employment purposes. It contains an assessment of sites which have been submitted to the Council for consideration for development by landowners through a 'Call for Sites' exercise and sites which have been identified by the Council. The key outputs of the SHELAA are:

- 1) A comprehensive list of sites submitted for potential development by the public, developers and other stakeholders with associated location maps;
- 2) An assessment of each site in terms of suitability, availability and achievability which will enable the Council to determine whether a site has the potential to be developed;
- 3) Detailed information on site constraints which show assessment outcomes that have been evidence and justified;
- 4) An assessment of the potential type and quantity of development, including reasonable estimates of build rates / densities, any barriers to delivery and any potential mitigation measures that are required.

1.3 In order to assess each site, it is necessary for a Methodology document to be prepared which advises on the process that should be followed when preparing a SHELAA. Planning Practice Guidance advises on the methodology and breaks the process down into five broad stages and the Council is proposing to adopt this broad structure for its own SHELAA Methodology. These stages are outlined below:



- 1.4 NSDC previously prepared a Strategic Housing Land Availability Assessment (SHLAA) between 2008 and 2010 to identify sites suitable for housing that informed the production of the original Core Strategy and the subsequent housing allocations in the Allocation and Development Management DPD. The methodology which was used at the time was the Nottingham Outer Strategic Housing Land Availability Assessment Methodology (July 2008). The SHLAA has been updated on a number of occasions including 2014, 2016, 2021 and 2023. As work is commencing on a new Local Plan, it is necessary to review this methodology and update it in line with subsequent changes to national planning policy. Attached at **Appendix 1** is the proposed Draft SHELAA Methodology.
- 1.5 The key differences between the 2008 Methodology and the proposed Methodology are as follows:
- In the revised SHELAA Methodology, only sites where development would be precluded by absolute constraints are removed from the assessment process (such as sites wholly within Flood Zone 3).
 - Previously some sites were excluded at Stage 1 from further assessment due to their location being in the Green Belt. This will no longer be the case. A standalone Green Belt Assessment will be undertaken which will assist the Council in determining whether there are specific areas of land that could be considered for release from the Green Belt to aid meeting housing and / or employment need.
 - Previously some sites were excluded at Stage 1 from further assessment due to their location away from a main settlement.
 - Inclusion of locally informed build-out rates and lead-in times assumptions that will be used when preparing the trajectory of suitable, available and achievable sites.
- 1.6 The SHELAA assessment does not in itself determine whether a site should be allocated for development. It is for the Local Plan to determine which of these sites are the most suitable for housing and employment need.
- 1.7 The draft Methodology was considered at Planning Policy Board in February 2025 where the contents of the report was endorsed and it was agreed to progress to Cabinet.

2.0 Proposal/Details of Options Considered

- 2.1 It is proposed that the Council consult on the SHELAA methodology in order that site assessment work to inform the new Local Plan can be progressed following a 'call for sites' exercise.
- 2.2 The consultation is proposed to last for a period of six weeks and will consult relevant industry stakeholders including developers, town and parish council's and statutory consultees.

3.0 Implications

In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection; Digital & Cyber Security; Equality & Diversity; Financial; Human Resources; Human Rights; Legal; Safeguarding & Sustainability and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

3.1 Financial Implications FIN24-25/781

There are no financial implications as the SHELAA process will be funded from the existing Planning Policy budget.

3.2 Legal Implications LEG2425/4204

Cabinet is the appropriate body to consider the content of this report.

3.3 Human Resources Implications

None identified

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

None