

Central Lancashire Local Plan

Strategic Housing and Economic Land Availability Assessment Methodology Statement

Iteration 1 - April 2019



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Glossary of Acronyms

AMR:	Annual Monitoring Report
ANR:	Assumed Net Ratio
AONB:	Area of Outstanding Natural Beauty
AoS:	Area of Separation
BHS:	Biological Heritage Site
CS:	Core Strategy
DC:	Density Classification
DM:	Density Multiplier
EqIA:	Equalities Impact Assessment
ELR:	Employment Land Review
ELS:	Employment Land Study
FEMA:	Functional Economic Market Area
HIA:	Health Impact Assessment
HMA:	Housing Market Area
IA:	Integrated Assessment
LGS:	Local Geodiversity Site
LPA:	Local Planning Authority
LPR:	Local Plan Review
MCZ:	Marine Conservation Zone
NDA:	Net Developable Area
NNR:	National Nature Reserves
NPPF:	National Planning Policy Framework
NPPG:	National Planning Practice Guidance
POS:	Public Open Space

RAMSAR:	A “Ramsar” site is a wetlands site of international importance, as designated under the Ramsar Convention ¹
SA:	Sustainability Appraisal
SAC:	Special Area of Conservation
SHELAA:	Strategic Housing and Economic Land Availability Assessment
SHLAA:	Strategic Housing Land Availability Assessment
SLA:	Special Landscape Area
SPA:	Special Protection Area
SSSI:	Site of Special Scientific Interest

¹ The Ramsar Convention is an intergovernmental environmental treaty established in 1971 by UNESCO, which came into force in 1975.

1. Introduction

Central Lancashire in context

- 1.1 The Central Lancashire Authorities of Preston, South Ribble and Chorley are working towards the preparation of a new Local Plan. Once adopted, the Local Plan will guide future growth and development in the Central Lancashire area and replace the planning framework currently provided through the Central Lancashire Core Strategy (adopted in 2012) and the Local Plans / Site Allocations and Development Management Policies of the three Central Lancashire Authorities Preston, South Ribble and Chorley (all adopted in 2015).
- 1.2 The SHELAA will assess the development potential and suitability of sites (including availability and achievability) and will form an important component of the evidence base for the new Central Lancashire Local Plan. Whilst the SHELAA will not determine whether sites should be allocated for development (this will be done separately through the local planning process), it will provide information on a range of sites which are potentially available to meet future objectively assessed development needs.
- 1.3 Previously the Central Lancashire authorities have undertaken Strategic Housing Land Availability Assessments (SHLAA - focusing solely on housing land) and Employment Land Studies (ELS - focussing solely on employment land) separately, rather than in one combined study. However, the most recent national policy and guidance now require that land availability assessments should be carried out jointly for both housing and economic development. Monitoring of the housing and employment land positions for each authority has taken place either at Central Lancashire level and/or at local authority level.
- 1.4 The National Planning Policy Framework (NPPF) requires Local Planning Authorities (LPAs) to have a clear understanding of the housing land available in their area. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability, and likely economic viability. Planning policies should identify a supply of:
 - a) specific, deliverable sites for years 1-5 of the plan period; and
 - b) specific, deliverable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.
- 1.5 For employment, planning policies should, amongst other things, set out a clear economic vision and strategy to encourage sustainable economic growth, including setting criteria or identifying strategic sites to meet anticipated needs over the plan period, seek to address potential barriers to investment, be flexible enough to accommodate needs not anticipated in the plan, and recognise and address the specific locational requirements of different sectors.
- 1.6 The SHELAA is an important evidence source to inform plan-making, but will not in itself determine whether a site should be allocated for housing or economic development. The SHELAA will provide an evidence base on the potential housing land supply across Central Lancashire. This document will not allocate specific sites for housing development but will be used as a key piece of evidence to inform the emerging Local Plan and Site Allocations.

Core outputs of the SHELAA

- 1.7 The core outputs of the SHELAA will include:
 - Identification of suitable sites and broad locations - including a list/database of sites, cross-referenced to maps, showing specific sites, and broad locations where necessary, and an initial assessment of their likely suitability using site surveys to identify site size/characteristics/constraints, etc. (taken from a desktop review of existing data sources and a Call for Sites).

- Assessment of development potential – an assessment of the estimated capacity of the site (no. of housing units / employment floorspace) - guided by factors such as the net developable area, constraints, and existing and emerging National and Local Plan policies (particularly the approach to densities at a local level);
 - Assessment of when / whether sites are likely to be developed: An assessment of suitability, availability and achievability, including how identified constraints can be overcome (such as infrastructure investment, or a review of planning policy, etc.) and;
 - A statement of housing and employment land supply.
- 1.8 NPPG advocates a partnership approach to undertake assessments and to ensure a joined-up and robust approach, with key stakeholders including local planning authorities; land owners/property agents/developers; local communities / businesses, and parish councils, etc. The assessment is not a one-off study. The assessment will need to be regularly reviewed.
- 1.9 This will be the first SHELAA to be produced for Central Lancashire, following the initial two call for sites exercises undertaken in 2018 and 2019.
- 1.10 Stakeholders were able, as part of the Call for Sites consultations, to submit site suggestions through the Local Plan process. All sites submitted will be incorporated into the SHELAA. The sites in the SHELAA will then be used as the basis for identifying potential sites for development. This process is described further in Section 2, below.
- 1.11 As part of the evidence base to the Local Plan, the SHELAA can only consider existing or emerging national and local planning policy. As such, a number of sites submitted in the Call for Sites may initially have to be "parked" (excluded from further assessment in the SHELAA) if they don't comply with current planning policy (for example, if they are located in the Green Belt). However, this does not mean that they will be discounted from consideration through the Local Plan Review (LPR).
- 1.12 This SHELAA methodology (Iteration 1) will be published at the Issues and Options stage, and future iterations will also be published at subsequent stages of the Local Plan review as necessary, on the respective websites of the three Central Lancashire authorities (Preston, South Ribble, and Chorley) and on the Central Lancashire Local Plan website at: <https://centrallocalplan.lancashire.gov.uk/>

2. Approach and Methodology

Planning Policy and Guidance

- 2.1. The SHELAA will need to take into consideration existing and emerging national and local planning policy. The key policies are summarised below.

Current National Planning Policy and Guidance

- 2.2. The National Planning Policy Framework (NPPF) sets out the framework for producing Local Plans. National Planning Practice Guidance (NPPG) contains further guidance on preparing housing and employment land assessments. The proposed methodology for the Central Lancashire SHELAA, as set out below, closely follows the NPPG guidance.

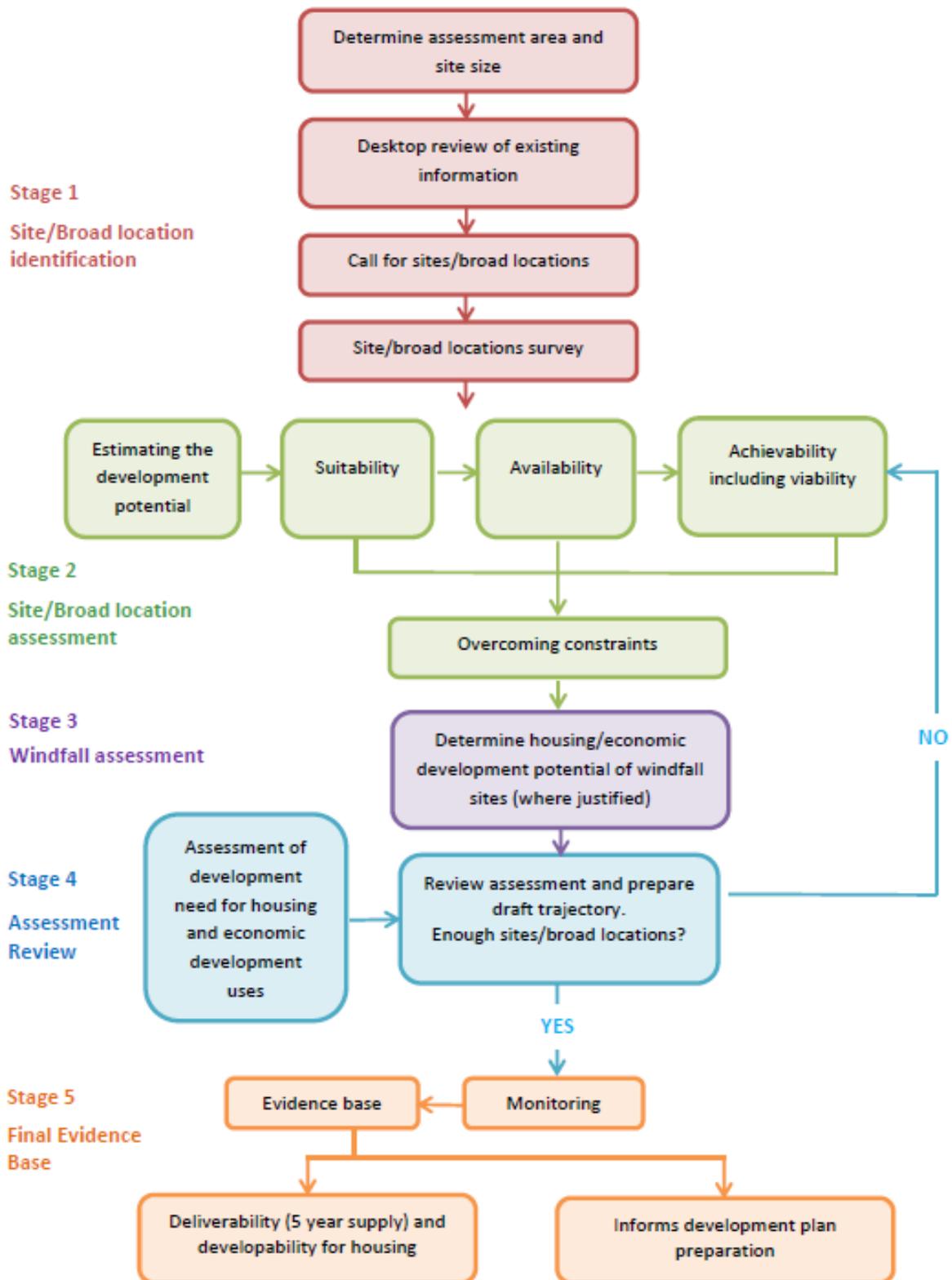
Existing Local Planning Policy and Guidance

- 2.3. There are a number of key local policies/designations in the existing Central Lancashire Core Strategy (adopted 2012) and the three Local Plans of Preston, Chorley and South Ribble (all adopted 2015) that are of relevance to the SHELAA.
- 2.4. The existing Central Lancashire Core Strategy states that growth and investment should be focussed on brownfield sites and key regeneration areas in Preston, the key service centres of Chorley and Leyland as well as Longridge in Ribble Valley, Strategic sites, and the other main urban areas in South Ribble, whilst protecting the character of suburban areas. Some growth and investment is also encouraged at the Urban Local Service Centres of Adlington, Clayton Brook/Green, Clayton-le-Woods (Lancaster Lane), Coppull, Euxton and Whittle-le-Woods, with limited growth and investment encouraged at identified Rural Local Service Centres. The Core Strategy also recognises that there may be a need for some greenfield development on the fringes of main urban areas and also in specified local service centres.
- 2.5. Chorley, Preston and South Ribble Councils are required to aim to provide for and manage the delivery of new housing by ensuring that there is enough deliverable land suitable for house building. The SHELAA will therefore be an important evidence base for the Site Allocations work which will set out site specific allocations to meet development needs and protect areas from inappropriate development. Both Chorley and South Ribble boroughs have extensive areas of Green Belt land, whereas Green Belt land is far more limited in extent in Preston. Most types of development, including nearly all forms of housing development, are not appropriate in the Green Belt.
- 2.6. In both South Ribble and Chorley there are large areas of designated Safeguarded Land on the edge of towns and villages. This land could be used for development including housing if there is a need and it is otherwise appropriate to allocate the land for residential development. Predominantly to the east of Chorley town and around the west, north and east of Preston City the open countryside is protected from most forms of development including most types of housing, although land adjoining the urban areas could be suitable. In all three districts public and privately owned open space used for amenity, sport and other recreational purposes is protected from development and not normally allowed for housing.

SHELAA methodology

- 2.7. This document sets out the proposed methodology for undertaking the SHELAA.
- 2.8. The NPPG sets out a flow chart for carrying out a SHELAA, shown in Fig. 1 below:

Figure 1. SHELAA Stages



2.9. With reference to the flowchart (Figure 1, above):

- This SHELAA methodology will focus on **Stages 1 and 2**.
- The work for Stage 3 (Windfall Assessment) and Stages 4 and 5 (Assessment Review, and Final Evidence Base) will be undertaken partly through the Local Plan Review, and partly through the Housing Land Monitoring Reports and Employment Land Reviews.

2.10. The different stages of the SHELAA process are outlined in more detail below.

Stage 1 – Identification of Sites / Broad Locations
(Including Desktop Review, Call for Sites, Sieving Process & initial Site Surveys)

Stage 1 – Identification of sites / broad locations

- 2.11. NPPG advises that the SHELAA evidence base should be proportionate, and central government emphasises the speedy preparation and delivery of local plans.
- 2.12. Stage 1 of the NPPG flowchart sets out how local planning authorities can identify sites / broad locations and how to carry out an initial survey of potential sites to identify any constraints (policy / physical, etc.). This will enable an initial assessment of suitability to be made, prior to undertaking more detailed site assessments at Stage 2 of the flowchart.
- 2.13. Using national policy and designations to apply a sieving approach at the first stage will ensure a proportionate approach to site assessments, in accordance with NPPG. This will mean that only sites with reasonable development potential will be taken forward for further assessment. Iteration 1 of this SHELAA methodology sets out the parameters to be used in the sieving process to ensure a sequential approach is applied to assessing the most suitable sites first. Subsequent iterations of the SHELAA may need to amend these parameters. For example, if not enough sites are identified when applying the parameters set out in Iteration 1 of the SHELAA to meet the identified need.
- 2.14. When carrying out the initial Stage 1 site assessments, further sites with potential for development can also be identified.

Stage 1 (A) Determining the assessment area, and site size (thresholds)

- 2.15. NPPG requires the geographical area of assessment, and the size of sites that will be considered in the SHELAA, to be specified. NPPG also suggests thresholds that may be applied.

Determining the assessment area

- 2.16. The first task of Stage 1 is to determine the area to be covered by the SHELAA assessment. NPPG advises on the geographical area of assessment and suggests that a SHELAA should cover the Housing Market Area (HMA) and Functional Economic Market Area (FEMA). Therefore, where an HMA / FEMA straddles more than one local authority area (such as Central Lancashire), the SHELAA should by implication be prepared jointly with neighbours.
- 2.17. In the case of Central Lancashire, the three Authorities of Preston, South Ribble and Chorley have a history of joint working and a new Central Team, working in partnership with the three home teams, and are currently preparing a Central Lancashire Local Plan. The joint evidence base is in the process of being updated and these separate studies, in addition to the national standard housing methodology, will predominantly determine the housing and employment needs across the Central Lancashire area.
- 2.18. There is a Memorandum of Understanding (MoU) between the three authorities which sets out the commitment to working collaboratively including an appropriate distribution of the identified requirements, based on local conditions. As part of the plan-making process, a statement of common ground will be produced to set out the duty to co-operate arrangements between the three councils plus Lancashire County Council. The land supply position can only be determined once there is clarity as to the housing and employment land requirements and distribution across Central Lancashire.
- 2.19. For the reasons set out above, the area for assessment in the Central Lancashire SHELAA will comprise the three Central Lancashire authority areas of Preston, South Ribble and Chorley.

Determining the site size (thresholds)

2.20. NPPG requires the size of sites to be considered in the SHELAA to be specified. It also suggests that the SHELAA should consider all sites and broad locations capable of delivering:

- Residential uses: five or more dwellings, or
- Economic development: sites of 0.25ha (or 500sqm of floorspace) and above.

Residential land threshold

2.21. NPPG also advises that where appropriate, alternative site thresholds may be considered. The Central Lancashire Authorities have decided that the threshold to be applied for residential development (in the first iteration of the SHELAA), will be:

Residential use threshold for SHELAA Iteration 1:
No threshold applied. (All sites, regardless of size, will be included in Iteration 1 of the SHELAA)

2.22. The reasons for this departure from the suggested NPPG threshold for residential use in Iteration 1 of the SHELAA are as follows:

- To help ensure there are enough housing sites to meet the likely requirement;
- To facilitate a minimum allocation of 10% small and medium sized housing sites (i.e. no larger than 1 hectare) as required by the NPPF; and
- To have enough small sites to encourage self-build housing and additions to the brownfield register, etc.

Employment land threshold

- 2.23. For employment, the Central Lancashire authorities have agreed that the suggested threshold in the NPPG for economic use will be applied. The threshold to be applied for economic development in Iteration 1 of the SHELAA will therefore be:

Employment use threshold for SHELAA Iteration 1:
Sites equal to or exceeding 0.25ha (or 500sqm of floorspace) will be included. (Any sites below the above threshold will not be included in Iteration 1 of the SHELAA)

- 2.24. Therefore, the only sites to be excluded from consideration in Iteration 1 of the SHELAA will be employment sites of less than 0.25ha (or 500sqm of floorspace).

Stage 1 (B) Identifying sites: Desktop review of existing information

- 2.25. The next part of Stage 1 is to undertake a desktop review of existing information to identify sites and broad locations which may potentially be suitable and available for development. Sources will include any evidence emerging from previous studies which are in the process of being updated (for example an update to the Employment Land Study, which has been commissioned).
- 2.26. The NPPG outlines potential data sources that may be used to collate potential SHELAA sites as part of the desktop review. These include some sites that are currently in the planning process, and some which are not. Based on this guidance, the table below sets out some potential data sources for identifying sites in Central Lancashire for each type of site listed:

Potential data sources for identifying sites:	
<u>Type of site</u>	<u>Potential data source(s)</u>
Existing housing and economic development allocations and site development briefs not yet with planning permission.	Local Plan Development briefs
Planning permissions for housing and economic development that are unimplemented or under construction.	Central Lancashire authorities housing land database and housing trajectory Planning application records Development start and completion records
Planning applications that have been refused (including those subject to appeal) or withdrawn.	Planning application records
Undetermined planning applications, including those subject to pending legal (Section 106) agreements.	

Land in local authority ownership.	Engagement with the Central Lancashire authorities (officers and members) via Call for Sites exercise and general day-to-day liaison.
Surplus / likely to become surplus public land.	Engagement with public sector bodies and statutory undertakers
Vacant and derelict land and buildings	Engagement with the Central Lancashire authorities (officers and members) and Call for Sites
Additional opportunities in established uses	
Business requirements and aspirations	Engagement with the sector
Rural sites	Desktop review Call for Sites Existing SHLAA sites Assessment of employment areas Local knowledge Member / Parish Council involvement Local Plan Review evidence base
Large scale redevelopment / redesign of established residential / employment areas	
Sites in and adjoining settlements and rural exception sites	
Potential urban extensions / new free standing settlements	

- 2.27. The desktop review of existing evidence will identify sites with potential for housing and employment development. A wide a range of sites should be identified, including existing sites that can be improved, intensified, or changed.
- 2.28. Brownfield land, development hotspots, town and district centres, principal public transport corridors, specific locations within or adjoining settlements are all potential areas for identifying sites for further assessment.
- 2.29. Potentially suitable sites which have known constraints should still be included in the desktop review for comprehensiveness, but the constraints will need to be set out clearly and the appropriateness of those constraints will be re-tested.
- 2.30. Given there will be a number of potential sites already in the planning process, for clarity the following types of sites will be considered in Iteration 1 of the SHELAA when identifying potential sites for housing and employment:

Identifying potential sites for SHELAA Iteration 1 (Sites already in the planning process):

- Existing housing and employment allocations (without planning permission) and sites with development briefs;
- Expired, refused or withdrawn planning permissions (within the last three years) for housing or employment;
- Land identified in existing Local Plans as Safeguarded Land.

Extant planning permissions for housing or employment (either sites which are yet to commence but are still within the permitted time limit to start development, or sites which are currently under construction) will be included in the overall land availability figures, but they will not be included in the SHELAA database. They will be appended to the SHELAA separately. These sites already benefit from planning permission and are therefore already monitored extensively by the home teams in the Annual Monitoring Reports, so detailed assessments will not be required as part of this SHELAA.

Stage 1 (C) Identifying sites: Call for sites / broad locations

- 2.31. In addition to local authorities identifying sites / broad locations, another key part of the site identification process is the “Call for Sites” exercise. There was an initial Call for Sites(1) in late Summer 2018, which was re-opened as Call for Sites(2) in early 2019.
- 2.32. The Call for Sites exercises brought forward suggestions for potential housing and employment sites as well as other land uses (including protection of current use).
- 2.33. Various data was recorded to help identify any potential constraints / barriers to development and to provide a better understanding about the suitability and availability / likely development potential of the sites suggested in the Call for Sites.

Stage 1 (D) Site / broad location Survey (including sieving process / exclusions from further assessment)

- 2.34. Potential sites identified from both the desktop review of existing information and from the Call for Sites will be mapped and recorded in a comprehensive Excel database, with cross reference to a GIS map of sites and their key details. The database will also include any identified potential constraints/barriers to development.

Site Sieving process

Policy exclusions

- 2.35. All sites in the database will then be subject to an initial assessment against national policies and designations to establish which sites have reasonable potential for development and should therefore be considered further. Applying a “sieving” exercise early on in the process will result in a database of sites that are considered worthy of further detailed assessment, and this will ensure the most suitable sites are considered first.
- 2.36. In the first iteration of the SHELAA, certain types of land (e.g. important statutory designations / protected areas) will therefore be “parked”. The sites to be excluded, and their reason for exclusion in Iteration 1, are set out below. Any sites that are “parked” at this stage can still be re-visited later in the process / in

future iterations of the SHELAA (for example, if there is not a sufficient supply of suitable sites identified to meet local need).

Policy exclusions for SHELAA Iteration 1:	
Nationally / Internationally Designated Nature Conservation Sites	Any sites in, or partially within any nationally / internationally designated nature / species / habitat, geological, or landscape conservation site, such as Sites of Special Scientific Interest (SSSI's), Special Protection Areas (SPA's), Special Areas of Conservation (SAC's), Ramsar sites, Marine Conservation Zones (MCZ's), Areas of Outstanding Natural Beauty (AONB's), etc. will be excluded from the study, due to their importance for nature and conservation.
Flood Zones 3a and 3b	<p>Parts of Central Lancashire are vulnerable to flooding. More vulnerable uses, such as residential dwellings, are only appropriate in Flood Zone 3a if the exception test is passed. Residential dwellings will not be permitted in Flood Zone 3b.</p> <p>Any sites in, or partially within Flood Zones 3a or 3b will be excluded from the study, unless they already have planning permission, or form part of an existing housing or employment or mixed-use allocation.</p>
Green Belt Land	<p>The importance of Green Belt is recognised both nationally and locally in maintaining the openness between built up areas. Any sites wholly within the Green Belt will therefore be excluded from the study.</p> <p>It may be that Green Belt boundaries might need to be reviewed if there is not enough land suitable/available elsewhere in the plan area to meet the identified need.</p>
Open Countryside (<i>"Open Countryside"</i> in Preston; <i>"Area of Other Open Countryside"</i> in Chorley; and <i>"Protected Open Land"</i> in South Ribble)	<p>As with Green Belt land, Special Landscape Areas (SLA's) such as designated Open Countryside in Preston; Area of Other Open Countryside in Chorley; and Protected Open Land in South Ribble, is currently protected. Any sites wholly within these areas will therefore be excluded from the study.</p> <p>Some SLA land adjoining built up areas may be suitable for development, or on previously developed land, for example, so these sites may need to be re-visited at a later time.</p>

2.37. An example of where a "parked" site might be revisited in later iterations of the SHELAA could be where a large site falls partly within a designated area / flood zone, etc. In such cases, it may be that some of the site might be acceptable for development, so the net developable area could be reduced pro-rata to reflect the proportion of the site covered by the designation, for example.

Policy inclusions

2.38. For clarity, in relation to sites not already parked due to the policy exclusions referred to above, sites comprising the following land types will be assessed in the first iteration of the SHELAA.

Policy inclusions for SHELAA Iteration 1:	
Brownfield Land	Brownfield land is generally preferred for development, although the SHELAA will take into account current planning policies, locational circumstances, and the need for other land uses, when brownfield sites are assessed for their suitability for housing.
Greenfield sites	Planning policies recognise that the priority is to develop brownfield sites. However, some greenfield sites will be appropriate for development. The SHELAA will therefore assess greenfield sites to determine their suitability.
Safeguarded Land	Safeguarded Land, identified in the Chorley and South Ribble Local Plans, is safeguarded from development in order to help meet long term development needs without encroaching onto Green Belt land. It will therefore be appropriate to assess this land for development suitability.
Public Open Space	Sites that predominantly comprise public open will initially be included in the assessment.
Flood zones 1 & 2	Sites within Flood zones 1 & 2 will not be excluded from the assessment as measures can be taken in a development to mitigate the risk of flooding. The flood risk element and the cost of mitigation will be considered at the viability stage of the assessment.
Locally designated Nature Conservation Areas	Locally designated conservation sites such as Local Nature Reserves and Wildlife Sites have a lower status than national designations and sites will initially be included in this assessment.
Areas of Separation (AoS)	Some areas of Green Belt or Open Countryside are also Areas of Separation, which is an additional layer of protection primarily aimed at stopping settlements from merging. However, if any AoS sites are not within the Green Belt or Open Countryside, these sites will initially be included in the assessment.

2.39. No other sites (either those sites received via the Call for Sites exercise, or through the Desktop review of existing data sources) will be excluded at Stage 1 of the SHELAA assessment, other than sites put forward purely for the protection of an existing use/allocation, which by implication will not need assessing.

Sites excluded from further assessment

2.40. The only sites to be excluded from further assessment at Stage 1 of SHELAA Iteration 1 will be:

Sites to be excluded (policy exclusions) for SHELAA Iteration 1:

- Sites in or partially within any Nationally / Internationally designated Nature conservation sites (e.g. SSSI's; SPA's; SAC's, Ramsar sites, MCZ's & AONB's, etc.);
- Sites in or partially within areas designated as Flood Zones 3a and 3b;
- Sites wholly within the Green Belt or Open Countryside*

For this iteration (SHELAA Iteration 1), any site lying partly within the Green Belt or Open Countryside will be subject to an officer adjustment to the site boundaries / site area, so that any Green Belt or Open Countryside will not be included in the site assessments. This manual adjustment to the site boundaries is for the purposes of the sieving approach being applied in Iteration 1 of the SHELAA only.

*Open Countryside is defined as "Open Countryside" (in Preston); "Area of Other Open Countryside" (in Chorley); and "Protected Open Land" (in South Ribble).

Site surveys

- 2.41. All remaining sites and broad locations within the database will then be subject to an initial site survey to identify/clarify constraints and make an initial assessment of the likely suitability of the site for development. This will be a desk based assessment, for example using GIS and other available resources. The site surveys will include all sites in the database, including sites put forward for any use (not just those put forward for residential or employment or mixed use).
- 2.42. NPPG stresses that assessments should be proportionate. The Stage 1 site survey results will therefore highlight the realistic contenders for development and will inform how detailed the Stage 2 site assessments can/should be, as well as providing a sound evidence base for the further assessments of development potential, suitability, availability, and achievability.

Site visits / Site visit exclusions

- 2.43. As a general rule, site visits will not be undertaken as part of the initial desk based site surveys to ensure time and resources are focussed on assessing sites which have the most realistic development potential. It is likely that sufficient information will either already be known, or can be obtained using other reliable sources, to be confident about the likelihood of development realistically coming forward.
- 2.44. This approach is justified in the NPPG, which advises that site surveys should be proportionate to the detail required for a robust appraisal, and that more detailed site surveys (including site visits) should be carried out for sites which are considered realistic candidates for development.
- 2.45. Notwithstanding this, a site visit can still be undertaken if considered appropriate / necessary at this stage. In such cases, site characteristics that will help determine the likely suitability of a site will be recorded by officers on site.
- 2.46. A standard site visit template has been prepared, (including prompts for information/observations and room for additional comments) has been prepared to assist officers on site and to help ensure consistency.
- 2.47. Characteristics to be noted on the site visit will include: access; site size; boundaries; current use; surrounding land use & character; development progress; and any physical constraints such as steep

slopes; potential for flooding; and other natural features of significance such as trees or ponds, or man-made constraints such as pylons or pipelines (including electricity network buffer requirements).

- 2.48. For sites where there are known insurmountable physical/other constraints or ownership/viability issues, etc. (and the data source is reliable, accurate, and up to date), these sites will not be considered realistic contenders for coming forward and they will not be considered worthy of further detailed assessment. However, they will remain in the SHELAA database, but they will be “parked” until such a time as it may be necessary to re-visit them later in the process.

Initial determination of potential suitability of sites

- 2.49. At the end of Stage 1 of SHELAA Iteration 1, it will be possible to make an initial assessment (prior to undertaking a detailed Stage 2 assessment) of whether the site has potential to be considered suitable for housing or employment, or housing/employment as part of a mixed use development.
- 2.50. Stage 1 of SHELAA Iteration 1 will therefore result in a comprehensive list of sites that highlights the realistic contenders that are considered worthy of more detailed assessment at Stage 2.

Stage 2 – Site / Broad Location Assessment
(Including Estimating Development Potential, Suitability, Availability, Achievability
& Overcoming Identified Constraints)

Stage 2 – Site / Broad Location Assessment:

- 2.51. Stage 2 will involve more detailed assessments of the sites with realistic development potential (sites considered worthy of further assessment after Stage 1, above). This will involve an assessment of their availability, suitability, and achievability, as well as how and when identified constraints can be overcome. The Stage 2 assessments are likely to evolve and will become more focussed on key sites / issues as the Local Plan progresses. For example, site assessments will need to be updated / amended to reflect emerging policy, changes to market strength, build out rates, and / or input from developers, etc. Each part of Stage 2 is set out in more detail below:

Stage 2 (A) Estimating Development Potential (capacity/density)

- 2.52. The first part of Stage 2 is to estimate the development potential of each site in the SHELAA database, guided by existing or emerging national and local policy. When assessing capacity, due regard should be given to identified constraints, the net developable area, and the approach being taken to housing densities at a local level.
- 2.53. In the Call for Sites exercise, an indicative site capacity (number of dwellings, or employment area / floorspace) was requested for each submission. However, these figures may need to be corrected upon further analysis. If any subsequent alterations are made by officers to the information originally submitted (i.e. when taking into consideration density and net developable area, etc.), any changes to the potential capacity that are made by officers will need to be recorded.
- 2.54. Notwithstanding the number of dwellings / floorspace provided by the submitting party in their call for sites submissions, when officers consider housing or employment potential capacity of sites (nos. dwellings / amount of floorspace), regard will be given to the following factors:
- Net developable Area:

2.55. (An assumed net ratio will be applied to estimate how much of the site is likely to be developed, taking into consideration likely infrastructure requirements (e.g. open space, community facilities, etc), any physical and environmental site constraints / barriers to development, including parts of the site that may not be developable due to awkward site shape, flood risk, etc).

- Densities set out in existing Local Plan policies and emerging policies / site allocations, any planning permissions, and consideration of local circumstances:

2.56. (Where data is out of date or does not exist, consideration will be given to existing development schemes, adjusted for site characteristics and physical constraints, or by using floor space densities for certain industries as a general guide);

- Density guidance as set out in national policy:

2.57. (This will include NPPF and NPPG requirements, such as making efficient use of land, and where there is an existing or anticipated shortage of land for meeting identified housing needs, optimising the use of land and increasing densities, including applying minimum density standards for city and town centres and other locations that are accessible/well served by public transport, etc).

Assumed Net Ratio (Net Developable Area Assumptions to be used for Housing Sites)

2.58. An agreed methodology for calculating the Net Developable Area of sites (i.e. the Assumed Net Ratio to be applied) based on the Gross Site Size in this SHELAA is yet to be finalised.

2.59. Fundamentally, net developable area assumptions recognise that an adjustment needs to be made in order to allow for on-site infrastructure requirements. For example, larger sites will generally have reduced developable areas, given they are more likely to be required to provide areas of open space; landscaping; community facilities, etc. on site.

2.60. For the purposes of producing an estimated (indicative) housing number at this stage (SHELAA Iteration 1), the same net developable area assumptions that were previously applied in the SHLAA for the Central Lancashire Core Strategy (adopted in 2012) will be applied again. However, any initial calculations are likely to be refined in subsequent iterations of the SHELAA, when a final approach has been agreed.

2.61. The initial net developable area assumptions (Assumed Net Ratio) that will be applied to housing sites of different sizes in Iteration 1 of the SHELAA are therefore set out below:

Assumed Net Ratio (ANR) for SHELAA Iteration 1: (ANR to be applied when estimating the net developable area of different sized sites)	
<u>Gross Site size:</u> Less than 0.4 hectares: 0.4 – 4.9 hectares: 5 – 10 hectares: Over 10 hectares:	<u>Estimated percentage of site to be developed for housing:</u> 90% of site developed for housing 80% of site developed for housing 60% of site developed for housing 50% of site developed for housing

2.62. For Iteration 1 of the SHELAA, the above net ratio will be applied, but it is acknowledged that in future iterations the estimated net developable area of certain sites may need to be reduced further if there are further specific development constraints. For example, if there are steep slopes, heavy tree cover, or an awkward site shape, etc. However, any subsequent additional reductions to the net site area will need to be made sparingly, particularly for larger sites, as some or all of the constrained area may be used as

amenity greenspace, green corridors etc. and thus will already be accounted for in the specified gross to net density calculations.

2.63. However, for the initial Iteration 1 calculations, no additional deductions (such as those referred to in the paragraph, above) will be made at this stage.

Density Multiplier (Density Assumptions to be used for Housing Sites)

2.64. There are no specific prescribed densities within existing Local Plan and Core Strategy policies. Policy 5 of the Core Strategy seeks to secure densities of development which are in keeping with local areas and which will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area, consideration will also be given to making efficient use of land.

2.65. The Density Assumptions that will subsequently be applied to housing sites are yet to be finalised, and the preferred approach has yet to be agreed.

2.66. However, the three Central Lancashire Authorities have agreed that the initial Density Multiplier that will be applied to all housing sites in Iteration 1 of the SHELAA is set out below:

Density Multiplier for Housing Sites for SHELAA Iteration 1: (estimated density to be applied, per hectare)
ALL sites: 35 dwellings per hectare (dph)

2.67. The above density multiplier is for the purposes of undertaking an initial calculation for Iteration 1 of the SHELAA only.

2.68. It is recognised that a standard density of 35 dph will not be appropriate for every site (particularly sites in Preston City Centre, or isolated rural sites, etc), but applying this figure will at least give an initial indication / estimate of potential housing numbers. It is expected that the estimated density assumptions will evolve as the Local Plan progresses.

2.69. For example, in subsequent calculations, various density assumptions may be applied in different areas / types of location in order to determine the development potential of each site. It is anticipated therefore that different sites may be given specific "Density Classifications" based on their local character and individual circumstances, etc.

2.70. Some examples of Density Classifications that *might* be applied in future density assumptions/calculations include the classifications listed below (these classifications were previously applied in the SHLAA for the Central Lancashire Core Strategy, adopted in 2012):

2.71. Example Density Classifications which *might* be applied in future iterations of the SHELAA

- Preston City Centre;
- Preston Docks;
- Inner Urban;
- Suburban;
- Rural Settlement;
- Other Rural, etc.

- 2.72. The different Density classifications (above) would then be given a corresponding Density Multiplier, or a density *range* (in dph), as opposed to a standard 35 dph for all proposed development across all locations, to calculate the estimated number of dwellings.

Housing Yield

- 2.73. To calculate an initial estimated housing yield for each site in Iteration 1 of the SHELAA, the following formula will be used:

Estimated Housing Yield Calculation for SHELAA Iteration 1:
GROSS SITE SIZE (..ha) x ASSUMED NET RATIO (..) x DENSITY MULTIPLIER (35 dph) = Estimated Housing Yield

- 2.74. A Developer Panel will be established early in the process to directly inform the SHELAA work. It is intended that at these meetings, local and regional housebuilders, landowners, developers and other industry stakeholders will give their expertise on the method to be applied when considering development potential / density etc. (particularly in relation to viability / market conditions / build out rates, etc.) and any assumptions that are to be made in those calculations / assessments.
- 2.75. It may be considered necessary later in the process to enlist further expertise on the achievability of housing development by commissioning private consultants, supplemented by any new information received from the Developer Panel, landowners/ developers, and any known cost factors (flood risk, contamination etc.) and delivery factors, taking account of developers own phasing proposals where known.
- 2.76. Capacities assigned to SHELAA sites, particularly in Iteration 1, will only be indicative. Final capacities for sites will eventually be determined through the planning application process.
- 2.77. For housing sites already benefitting from planning permission, the number of housing units submitted in the approved planning permission will be used, except in circumstances where evidence suggests that re-planning of the site may be necessary due to changes in market conditions, for example. This approach may evolve in subsequent iterations of the SHELAA. However, for the purposes of Iteration 1, the number of units approved in the planning permission will be the number of units assumed.

Employment Site Assumptions

- 2.78. The full employment Need for Central Lancashire is shown in the Joint Employment Land Review (ELR).
- 2.79. For employment sites, the percentage of the gross site area that will generally be assumed to be developable in this SHELAA is yet to be finalised. The methodology will therefore be updated in future iterations when the approach has been agreed.

Assessing whether / when sites are likely to be developed

- 2.80. The NPPG splits the next stage (the assessment of whether / when sites are likely to be developed in to three steps, which relate to assessing when and whether sites are likely to be developed:
- Suitability;
 - Availability; and

- Achievability.
(including How to overcome identified Constraints).

2.81. An assessment of the suitability, availability and achievability of each site will be undertaken (including whether the site is economically viable) and an analysis of whether / when identified constraints can be overcome. This will allow judgements to be made as to whether sites can be considered *deliverable*, *developable*, or *not currently developable*, for development.

2.82. The NPPF provides definitions of ‘*deliverable*’ and ‘*developable*’, as follows:

- *“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*
- *“To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.”*

2.83. As was the case at Stage 1, NPPG advises that when undertaking the Stage 2 assessments of suitability, availability and achievability, the assessments should be proportionate, with greater emphasis on sites which are considered more realistic candidates for development.

Stage 2 (B) Assessment of Suitability

2.84. NPPG requires an assessment of the suitability of a site for the intended use, or mixed use. These may include, but are not limited to: market housing; private rented; affordable housing; self-build; housing for older people, and economic development uses.

2.85. The assessment of the suitability of sites will be guided by existing and emerging Local Plan policy and national policy, and market and industry requirements in the Central Lancashire area.

2.86. For Iteration 1 of the SHELAA, the following sites will generally be considered suitable:

Examples of sites considered suitable for SHELAA Iteration 1:
<ul style="list-style-type: none"> - Allocated sites; - Sites with planning permission.

Policy Restrictions

2.87. At the initial stage of the assessment very few types of land with potential for housing will have been excluded from the study, to ensure that the assessment is as thorough as possible. However, a number of sites that have not been excluded might still be considered unsuitable at Stage 2B in terms of policy restrictions, and will be parked.

2.88. For Iteration 1 of the SHELAA, the following sites will generally be considered un-suitable, but they will still be subject to a proportionate assessment to consider whether they might be acceptable in all other respects:

Examples of sites considered un-suitable for SHELAA Iteration 1:
<ul style="list-style-type: none">- Locally designated nature conservation sites, such as Biological Heritage Sites (BHS) or Local Geodiversity Sites (LGS) (these sites have a lower status than national designations, but are still of importance for nature and conservation purposes and will generally be considered unsuitable).- Public Open Space (these sites will generally be considered unsuitable, although where the POS forms part of a larger housing site for example, in subsequent iterations of the SHELAA the net developable area could be reduced to allow the retention of the public open space).

2.89. For employment, assessment of the suitability of employment sites will require a number of different criteria specific to employment sites, for example parking provision or servicing.

2.90. Employment sites included within the study as a result of the ELR will be assessed on a site by site basis.

2.91. The following factors will also be considered when assessing suitability:

- Policy restrictions (designations/protected areas), existing/emerging planning policies, corporate or community strategy policy, or contribution to Regeneration Priority Areas, etc.;
- Physical / environmental limitations or problems, such as site shape, access, infrastructure/utilities, ground conditions, flood risk, hazardous risks, pollution or contamination, man-made or natural features of significance, etc.;
- Potential impacts upon nature conservation / habitat, landscape and heritage;
- Potential amenity impacts that could be experienced by would-be occupiers or neighbours, compatibility of adjacent uses, and proximity/access to key services;
- Appropriateness and likely market attractiveness for the type of development proposed, or any alternative more suitable use.

Site suitability assessment criteria

2.92. Examples of factors to be considered when assessing site suitability will therefore include:

Policy factors

- Is the site allocated for a particular use? (i.e. in the Local Plan)
- Is there any other relevant designation? (e.g. public open space, etc)
- Is it in an isolated location, or within or adjacent to an existing settlement?
- Does the site comprise or include previously developed land?
- Is it infill?
- Does the site comprise best and most versatile agricultural land (Grades 1, 2 and 3a) and will it result in irreversible damage to the soil?
- Does it have planning permission?
- Is there any relevant corporate or community strategy policy?
- Is it in or close to a Regeneration Priority Area?

Physical / environmental factors

- Are there any pylons within or close to the site?

- What are the ground conditions?
- Are there any hazardous risks?
- Is the site contaminated or polluted?
- Is there adequate road access to the site?
- Is the site susceptible to flooding – is it in Flood Zone 2, 3a or 3b?
- Is the site sloping?
- Is the site an awkward shape for development?
- Are there any man made or natural features of significance?
- Are there any public rights of way on the site?

Potential nature conservation, species & habitat, geological, landscape or heritage impacts

- Is the site within or adjacent to any national or internationally designated nature conservation area? (including National Nature Reserves (NNR), SSSI, SPA, and SAC including Ramsar sites and MCZ, etc.?)
- Is the site within or adjacent to a locally designated nature reserve or nature conservation area, such as BHS or LGS?
- Are there any wildlife habitats / protected species that could be affected?
- Is it in or adjacent to a wildlife corridor / ecological network?
- Are there any protected or other trees, ancient woodland, or hedgerows on site?
- Are there any ponds, streams, or other watercourse on or adjacent the site?
- Does the site have any national landscape designations, such as AONB, or any relevant local landscape designation?
- Does the site have any nationally or locally recognised heritage assets, or community assets, within or adjacent to it? (e.g. Listed Building, Ancient Monument, Registered Park or Garden, Conservation Area, etc).

Potential amenity impacts on future occupiers or neighbours

- How compatible are the proposed and neighbouring uses (e.g. is there any potential overlooking, or any potential noise issues from adjoining sites)?
- Are there any air quality issues?
- Proximity / access to the strategic road network, and to cycle routes and footpaths;
- Availability of infrastructure (utilities, broadband, etc.);
- Proximity to key services (bus stop, train station, schools, local centre; shops; Post Office, hospital/health centre/GP surgery, open space, etc.);
- Proximity to employment (dependent upon the employment use).

Appropriateness and likely market attractiveness

- Is residential or employment use an appropriate use?
- Will a mixed use or another use be more appropriate?
- Will there be a market / interest for that type of development in that location?

2.93. By considering the ‘performance’ of each housing and employment site against the above criteria, a judgement can be made as to the site’s suitability for development. It will also be necessary to consider whether mitigation may allow for some constraints to be overcome. These assessments will continue to evolve in subsequent iterations of the SHELAA, as the sites which are realistic contenders are assessed in more detail.

Stage 2 (C) Assessment of Availability

2.94. A site will be considered available for development when on the best information available there is confidence that there are no legal or ownership problems that would prevent development.

2.95. The following sites will generally be considered available:

Examples of sites considered available for SHELAA Iteration 1:

- Sites with planning permission (although it is acknowledged that in certain cases there may be no intention to develop within a certain timescale, or the landowner may not necessarily be willing to allow development to take place, etc.); and
- Sites that have been put forward by landowners/developers for development as part of the Call for Sites exercise.

2.96. For other sites, in order to assess the availability of sites for potential development, the following factors will be taken into consideration:

- Is the owner of the site known?
- Is the site in multiple ownership?
- Are there any ransom strips, tenancies, or easements / operational requirements of landowners etc.?
- Has the owner indicated a willingness to dispose of the site in the next 15 years?
- Is there a current active use on the site?
- Is there developer interest in the site? (and what is the delivery record of the developers)?
- Is there a planning history of unimplemented permissions on the site?
- Can any identified problems be realistically overcome?

2.97. Where there are no legal ownership problems such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners, then a site will generally be considered available for development.

2.98. Where potential problems are identified, an assessment will be made of whether, how and when the identified problems can realistically be overcome. Consideration will also be given to the delivery record of developers / landowners, and/or whether the planning background of a site shows a history of unimplemented permissions, for example.

Stage 2 (D) Assessment of Achievability (including economic viability)

2.99. The following sites will generally be considered achievable:

Examples of sites considered achievable for SHELAA Iteration 1:

- Where there is a reasonable prospect that the type of development in question will be delivered on the site within the timescale envisaged.

2.100. This will essentially be a judgement about the economic viability of a site, and the capacity of the developer to complete the development over a certain period, and will be affected by market factors; cost factors and delivery factors.

2.101. It would be impractical to undertake a detailed viability assessment of each of the SHELAA sites. In accordance with NPPG, the viability of every site will not need to be tested. Site typologies can instead be used to determine viability at the plan making stage. Assessment of samples of sites may also be helpful to support evidence. A typology approach is where sites are grouped by shared characteristics such as location, whether brownfield or greenfield, size of site and current and proposed use or type of

development. The characteristics used to group sites should reflect the nature of sites and type of development proposed for allocation in the plan. Average costs and values can be used to make assumptions about how the viability of each type of site would be affected by all relevant policies. Comparing data from existing case study sites will help ensure assumptions of costs and values are realistic and broadly accurate.

2.102. In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies. It is important to consider the specific circumstances of strategic sites and site specific viability assessments can be undertaken for sites that are critical to delivering the strategic priorities of the plan. This could include, for example, large sites, sites that provide a significant proportion of planned supply, sites that enable or unlock other development sites, or sites within priority regeneration areas. A review of the Community Infrastructure Levy (CIL) and planning contributions (S106 agreements) will be undertaken alongside the viability assessment of sites.

2.103. It is likely that the detailed assessments of economic viability and whether there is a reasonable prospect that housing will be developed on a site at a particular point in time, will evolve throughout the SHELAA and Local Plan process.

2.104. In future iterations of the SHELAA there will need to be input from the Developer Panel and external consultants may be required to assist with the assessments. Achievability is affected by market, cost and delivery factors (including phasing, assessing policy context, housing market performance, comparable development review, soft market testing and developing a site typology for assessing achievability, etc).

2.105. The likely rate of development on sites (Build Out Rates) will also be considered at this point.

2.106. The following factors may be taken into consideration in order to make a (proportionate) assessment of achievability:

- Information taken from Call for Sites forms;
- Informal discussions with landowners;
- Existence of any interested parties;
- Existing evidence base (including Employment Land Study, etc.);
- Build rates for similar / nearby sites;
- Market strength in the area;
- Identified constraints, e.g. ground conditions, abnormal costs.

Stage 2 (E) Overcoming identified constraints

2.107. The final stage of the Stage 2 assessments is to consider all the identified constraints and how / when these can be overcome, including what action would be needed to remove them.

2.108. Consideration will be given to the ease with which any constraints can be removed, and consequently, whether sites have potential in future to contribute towards meeting development needs. For example, there might be a need for new infrastructure, dealing with fragmented land ownership, environmental improvement, or a review of development plan policy.

2.109. Some sites will be recognised as having constraints on development such as contaminated land. These constraints can normally be overcome at a cost and this will be a factor taken account when assessing the achievability of otherwise suitable sites.

2.110. Where development is restricted by current planning policy (e.g. Green Belt) which rules out housing or employment development in most instances, no contribution to current housing land supply will be assumed. However, Green Belt boundaries can be amended through the Local Plan process, should that be considered necessary. This is a separate process from the SHELAA assessments.

2.111. A judgement can then be made as to whether / when the site is likely to be developed. Sites with minor, easily addressable constraints can contribute towards the 15 year supply; sites with more significant constraints are likely to be parked, but can be reconsidered if necessary.

Stage 2: Assessment of Deliverability / Developability

2.112. From all the sites listed in the initial database, the remaining sites will all be considered realistic candidates for development. During the SHELAA process, a number of sites will have been excluded altogether from the assessment, for example because development has been completed on the site, or because something has happened to the site that rules out it being developed for housing or employment uses. Other sites will have been parked from further assessment due to identified constraints, etc.

2.113. By drawing together all the information gathered for the remaining sites in the assessments of availability, suitability, and achievability (and how identified constraints can be overcome), this will enable an assessment of the timescale within which each identified site is capable of being developed.

2.114. For different scales of sites, the timescales for development may include indicative lead-in times and build out rates, and on the largest sites, allowance should be made for several developers to be involved. As previously referred to in the assessment of achievability, the advice of the Developer Forum, including developers and local land owners etc, will be important to assess lead in times and build out rates by year. Future iterations of the SHELAA will therefore refine initial assessments of estimated timescales.

2.115. It will then be possible to determine whether the site is deliverable or developable, as per the NPPF definitions.

2.116. Each site will be assigned a time period for expected delivery, as follows:

Estimated timescales for expected delivery:
<ul style="list-style-type: none">• Within 5 years – 'deliverable' sites;• Within 6 - 10 years – 'developable';• Within 11 - 15 years – 'developable' <p>No yield will be assumed within the SHELAA period for "Parked" sites (i.e. due to identified constraints).</p>

Next steps

2.117. Following completion of Stages 1 and 2 of the SHELAA Iteration 1, it will be possible to prepare an indicative trajectory setting out how much housing and economic development land can be provided in the short term (0-5 years), medium term (6-10 years) and long term (beyond 10 years). This 'SHELAA sites trajectory' will not be a complete measure of housing land supply, but will feed into the more comprehensive housing trajectory set out in the Annual Monitoring Reports (AMRs). In particular, any SHELAA sites in the 0-5 year category (the 'deliverable SHELAA sites') will comprise one element of the 5 year housing land supply for the Central Lancashire authorities in the AMR housing trajectories.

2.118. As previously highlighted, this SHELAA will primarily cover Stages 1 and 2 of the NPPG methodology for housing and employment land assessments. Stages 3-5 are discussed below.

Stage 3: Windfall Assessment

2.119.NPPF paragraph 70 states:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

2.120.Calculating the appropriateness and size of a windfall allowance in the housing trajectory will be undertaken as part of general housing land monitoring work, and not as part of this SHELAA study.

2.121.The disadvantage of windfall sites is that because it is not clear exactly where development is likely to occur there is little certainty for communities or developers and it makes it difficult to plan, for example in terms of making sure necessary infrastructure is in place. Where a windfall allowance can be justified this should be based on an estimate of the amount of housing that could be delivered in the area on land that has not been identified in the list of deliverable/developable sites, or as part of broad locations for housing development.

2.122.To determine whether a windfall allowance is justified, housing land monitoring figures will be used (number of units granted permission on windfall sites, and number of housing completions on windfall sites) over previous years. The results will be set out in the housing land monitoring reports.

2.123.It should be noted that the windfall allowance applies only to housing land, not to employment land.

Stage 4: Assessment Review (Draft Trajectory – Enough Sites to meet the Need?)

2.124.Figure 1 shows two components to Stage 4: Assessment Review:

- I. *Assessment of development need for housing and economic development; and*
- II. *Review assessment and prepare draft trajectory – enough sites / broad locations?*

2.125.In terms of the first component (assessment of need), the Central Lancashire authorities have commissioned an update to the Strategic Housing Market Assessment (SHMA) for Central Lancashire. The SHMA update will add to the existing evidence base for housing need and will look primarily at specialist housing and evidence of distributing housing in Central Lancashire, including consideration of the effects of the Preston and South Ribble City Deal. Further work has also been commissioned to update Central Lancashire's Employment Land Study.

2.126.The second component of Stage 4 of the flowchart will require the preparation of a draft trajectory, in order to consider whether there is a sufficient supply of sites and / or broad locations identified in the SHELAA to meet the identified need.

2.127.“Broad locations” are where development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. They could be within, adjoining, or outside of settlements.

2.128.If Stages 1 to 3 of the flowchart fail to identify a sufficient supply of sites to meet local housing and employment needs, subsequent iterations of the SHELAA will need to re-visit the parameters that were applied in Stages 1 and 2 of Iteration 1 of the SHELAA. For example, amendments could be made to the assumptions that were applied when calculating housing yield (e.g. the assumed net ratio and density multipliers). Sites that were initially sieved out / parked due to identified constraints (such as policy restrictions / physical constraints, etc) will also be re-considered, including whether / how identified constraints can be overcome. If necessary, broad locations and other sources of sites can also be considered.

- 2.129. If there are still insufficient sites after undertaking further SHELAA iterations, it will be necessary to consider how this shortfall will be best planned for. If there is clear evidence that the identified need cannot be met locally, it will be necessary to consider how needs might be met in adjoining areas, in accordance with the duty to co-operate.
- 2.130. Work on the Central Lancashire Local Plan Issues & Options / Preferred Options will involve an assessment of the deliverability / developability of the SHELAA sites. The Issues and Options / Preferred Options document will contain a number of SHELAA sites proposed as housing and / or employment land allocations. Preparing the SHELAA and Local Plan is an iterative process, with the SHELAA influencing the Local Plan (Issues & Options / Preferred Options), and the Local Plan (Issues & Options / Preferred Options) influencing which SHELAA sites are eventually put forward as proposed housing and / or employment land allocations in the Local Plan.

Stage 5 – Final Evidence Base

- 2.131. The final SHELAA will comprise a list of all the sites identified and assessed. Each housing site identified will be accompanied by a site plan, details on development potential (potential capacity) and a judgement as to whether the site is available suitable and achievable, with a summary of how identified constraints can be overcome, and an estimated timeframe for delivery (i.e. whether they are deliverable within 5 years, developable after 5+ years, or not developable at all within the life of the plan).
- 2.132. As part of the Local Plan Site Allocations process, each SHELAA site will then be assessed against sustainability criteria, for example proximity to services such as public transport. The specific criteria to be used in the assessment of the sustainability of sites will be undertaken in accordance with specific indicators to be set out in the Central Lancashire Local Plan Integrated Appraisal Scoping Report (and subsequent revisions), which will guide the preferred sites for allocation in the Local Plan.
- 2.133. As described above, the number and type of sites to be allocated in the Local Plan will be dependent upon the identified requirement, but the SHELAA will form an important part of the evidence base for site selection in the Central Lancashire Local Plan.

3. Monitoring and Review

Review and updates

- 3.1. The Central Lancashire authorities intend to update the SHELAA periodically, in line with the individual housing and employment monitoring reports, and the 5 year housing supply statement (Central Lancashire), which report on employment land development and set out a detailed statement of housing land supply.
- 3.2. SHELAA updates will take account of whether sites have been granted planning permission, as well as any progress on starts / completions and any significant changes to constraints. Subsequent reviews of the SHELAA will also include assessments of any new sites which have been identified or submitted for consideration.