

Appendix 15

South Worcestershire Development Plan Amendment to the Methodology for the SHLAA November 2012 - April 2015

Introduction

The original methodology for the production of the SHLAA was set out in 2007 and is attached as Appendix 14. There have been many changes in the planning legislative process and national policy guidance since 2007 but the guidance for the preparation of SHLAAs has remained the same. It has been necessary to make a number of minor refinements to the methodology that have been made over time to ensure the SHLAA results reflect current policy and are accurate and up to date.

Since 2012 it has been necessary to make further minor refinements to the methodology to ensure the SHLAA results reflect the recent PPG publication. The approach set out in the PPG largely reflects the national guidance in 2007 set out on page 3 and Appendix 14, the guidance states that the SHLAA should identify a future supply of land which is suitable, available and achievable over the plan period. The key stages included in the PPG are summarised in the flow chart on page 12 of the report. Based on the methodology recommended by the PPG, each stage of the process is summarised in page 12- 14 of this report.

This 2015 review builds on the previous SHLAA work and takes account of new and amended sites submitted post April 2012 and those submitted as part of the call for sites exercise up to 2 April 2014. This also coincided with the SWDP Inspector's interim conclusions which concluded that additional dwellings were required in the SWDP. The SHLAA will continue to be kept up to date and any new sites submitted post April 2014 will be acknowledged and logged within our database. It was not possible to consider any new sites received post 2014 as potential allocations in the SWDP at this late stage as the intention is to adopt the development plan in Winter 2015. It will only be possible to consider the new sites as further allocations when the Plan is next reviewed or in the event that some of the potential allocations are not deliverable and this would require further appraisal and consultation.

Widening the search for Sites

During 2009, the search for sites was broadened to ensure a consistent approach, include smaller sites (i.e. those with a potential capacity of 5 - 9 dwellings) and emphasize sites which comprise previously developed land (i.e. brown field sites) in accordance with the relevant guidance then contained within PPS 3 Housing. This included the consideration of sites outside the settlement boundaries. All sites were assessed for major development constraints such as access restrictions, stability, flood risk etc.

The revised criteria for including additional sites are set out below:

- Sites must be capable of development with 5 dwellings or more (or 0.16ha or more to equate to up to 30 dwellings per hectare);
- Previously developed land and buildings comprising land which is or was occupied by a permanent structure including the curtilage of the developed land and any associated fixed surface infrastructure;
- Farm buildings abutting existing settlements;
- Other sites within category 1 & 2 settlements.

Updated reasons for ruling out sites from the SHLAA

The reasons for ruling out sites have been reviewed in accordance with the National Planning Policy Framework and the list of reasons for ruling a site out is included at Appendix x . There are a number of policy issues which have been considered during the evolution of the SHLAA document. Where there have been minor changes to the reasons for ruling sites out these have been discussed with members of the Developability Panels.

a) Garden Land

National Planning Policy guidance within PPS3 Housing and more recently within the National Planning Policy Framework, page 55 (following the revocation of most planning policy statements) revised the status of garden land (formerly considered to be previously developed land). Sites affected by this change have been ruled out with the reason stated as 'PPS3'.

b) Land Ownership

A number of the original SHLAA sites carried forward allocations from previous Local Plans and were sites promoted at previous Local Plan inquiries or were suggestions by parish councils. Further checks have subsequently been made as to whether these sites are still available. Where it has not been possible to establish that the site will be made available the site has been ruled out with the reason stated as: 'AVAILABILITY UNKNOWN'.

Sites included in the SHLAA but where the landowner has indicated that they will not make the land available for development has been ruled out with the reason stated as 'NOT AVAILABLE'.

c) Green Belt

In light of the Greenbelt Review, any site that is currently situated within the designated Greenbelt has been ruled out as a level 1 site, with the reason stated as 'GREENBELT'.

d) Built Out Sites

Those sites that have been built out (BUILT OUT) will be removed from the GIS mapping, but remain in a separate database. A list of these is shown within Appendix 1.

e) Village Categorisation

Sites will be reassessed to reflect any changes in the village categories in the following the annual review of the Village Facilities and Rural Transport Study. Those sites that are lower than a category 3 (i.e. 4a and 4b) will be ruled out, stating the reason as 'CAT 4a' or 'CAT 4b', as these locations are considered to be unsustainable.