

**Strategic Housing and Economic Land Availability  
Assessment (SHELAA)**

**February 2020**

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## **1. Introduction and purpose of the SHELAA**

- 1.1. The Strategic Housing and Economic Land Availability Assessment (SHELAA) is an assessment of land that may be suitable for development.
- 1.2. The SHELAA involves a review of all the land that is known to be available for development, along with new plots of land that are proposed through the 'call for sites' process. Each site is reviewed by exploring:
  - How suitable is the site – does it comply with national and local planning policy?
  - How available is the site– has the landowner confirmed intention to develop the site?
  - How achievable it is the site – are there ownership or legal complexities, and how certain are the predicted development timescales?
- 1.3. The SHELAA results in a shortlist of 'included' sites with the remaining sites being 'deferred' for consideration in future years.
- 1.4. The SHELAA will be used as a record of possible sites that the local plan can draw on and potentially allocate for specific uses.

### **National Planning Policy Framework**

- 1.5. To significantly boost the supply of housing, the National Planning Policy Framework (NPPF para.67) states:

'Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. 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 one to five of the plan period; and
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.'

- 1.6. Paragraph 68 of the NPPF explains the importance of small sites in providing a supply of homes:

'Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) use tools such as area-wide design assessments and local development orders to help bring small and medium sized sites forward;
- c) support the development of windfall sites through their policies and decisions –giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.'

### **Planning Practice Guidance**

- 1.7. The National Planning Practice Guidance further explains the purpose of the SHELAA, stating that:

'The assessment of land availability is an important step in the preparation of Local Plans. The National Planning Policy Framework identifies the advantages of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the use which is most appropriate.

An assessment should:

- a) identify sites and broad locations with potential for development;
- b) assess their development potential; and
- c) assess their suitability for development and the likelihood of development coming forward (the availability and achievability).'

- 1.8. This approach ensures that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for a particular use.

### **West Suffolk SHELAA**

- 1.9. The West Suffolk SHELAA therefore identifies potential sites for residential and economic development across West Suffolk that have been assessed as suitable, available and achievable. Publication of this final version of the SHELAA follows a period of consultation on a draft SHELAA document published in 2019. The consultation ran from the 15 October 2019 until the 26 November 2019. The consultation draft detailed the outcomes of the desk-top appraisal of existing and new sites

undertaken by council officers. The council sought the views of a wide range of stakeholders on all aspects of the consultation draft SHELAA and in particular:

- suitability, availability and achievability of the individual sites;
- constraints – confirmation that the identified constraints (i.e. reasons for deferral) were still appropriate/relevant.

All representations made on the draft document were appraised by officers and have informed the preparation of this final 2020 version of the report (see appendices I, J and K for a list of representations and changes).

1.10. This report contains the final results of the assessment following the 2019 consultation and includes the following sections:

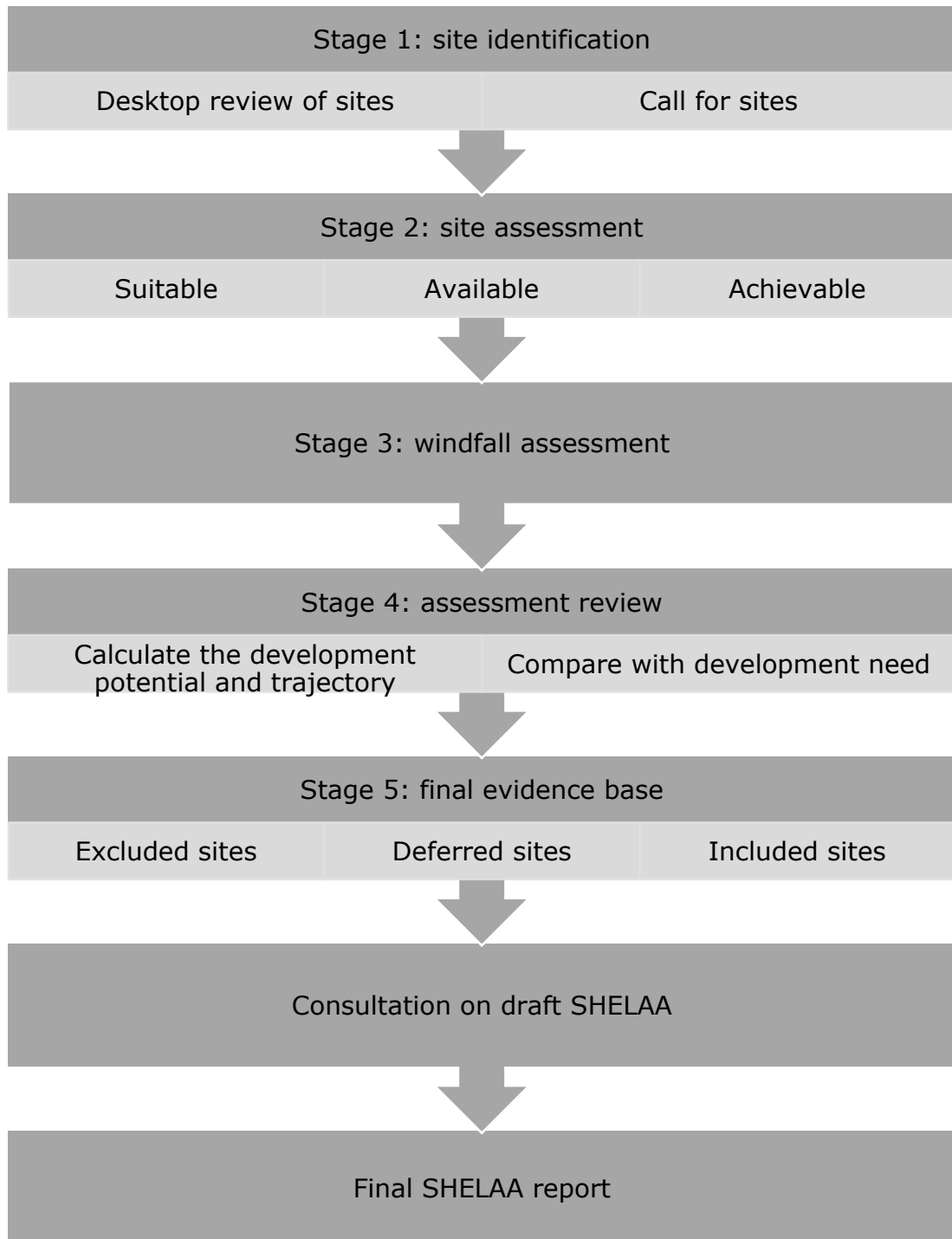
- **Section two** provides a summary of the methodology
- **Section three** contains the results of the baseline review, where an exhaustive list of sites in West Suffolk was drawn together into a database, including sites that were historically known to the authority, and new sites submitted through the 2018 call for sites exercise
- **Section four** contains the results of the assessment of sites, including an explanation of sites that were deferred and the justification for this
- **Section five** contains a calculation of the estimated housing potential from the included sites, and how this compares to the housing need in West Suffolk. This section also contains a calculation of the proportion of land on sites no larger than one hectare, and the predicted development trajectory.

1.11. The results of the SHELAA will inform local plan preparation and monitoring across the authority. The progress the authority is making towards the West Suffolk Local Plan is included in Local Development Scheme (LDS) on the [West Suffolk Council planning policy webpages](#).

## 2. Methodology

- 2.1. A summary of the methodology which was carried out in line with planning guidance is shown in figure one below. The work involved at each stage is explained within the following sections.

**Figure one: SHELAA methodology**



### **3. Baseline review**

#### **Compiling an initial palette of sites**

- 3.1. This section contains details of the baseline review which collated all the sites that may be suitable for development.

#### **Previous sites**

- 3.2. Four hundred and sixty seven sites were collated in the stage one review. These consisted of:

- Sites in the previous 2016 Strategic Housing Land Availability Assessment (SHLAA).
- Sites recorded through the planning process since the last SHLAA (planning refusals, delayed and partially constructed sites).
- Allocated sites, detailed in the development plan documents.
- Land owned by the local authority and other public sector bodies.
- The economic development department's records of commercial properties and vacant plots.

#### **Call for new sites**

- 3.3. Two hundred and eighty sites were received through the call for sites process which ran from 19 November to 21 December 2018. The submissions covered 2833.5 hectares of land. Approximately one quarter of the submitted sites were known to the authority and were already listed in the assessment.

- 3.4. The submissions included the following proposed uses for the land:

- 1179.8 hectares of residential submissions (234 sites)
- 1218.2 hectares of mixed-use submissions (29 sites)
- 385.6 hectares of commercial submissions (14 sites)

- 3.5. At the end of the stage one review, the SHELAA contained 738 sites in total covering 6269.4 hectares of land.

#### **Excluding sites**

- 3.6. Ninety-two sites were excluded from the SHELAA. Thirty one of these were excluded because they had been built or occupied since the previous review. The remaining sites were excluded because they were either superseded by or merged into new submissions. These excluded sites totalled 544.7 hectares of land. The excluded sites and the reasons for excluding them from the SHELAA are shown in appendix A.



## 4. Assessment of sites

- 4.1. This section provides the results of the assessment of all sites. It summarises the sifting process that was carried out to defer sites that were not policy compliant, were not confirmed to be available for development, or where development would not be not achievable within the time-frame of the SHELAA.
- 4.2. A 'combined approach' has been taken to the stage two assessment. This means that all elements of the suitability, availability, achievability assessment are being considered as an iterative process.
- 4.3. The assessment was taken in stages:
- **Initial suitability assessment:** firstly the sites that were not policy compliant were removed from the review process
  - **Availability assessment:** secondly the availability of sites was considered so that sites that would be unlikely to come forward for development were removed
  - **Full suitability:** thirdly, a thorough review of the suitability of sites was carried out to assess the extent to which the remaining sites conform with the local strategy and policies, and the extent to which constraints could be overcome
  - **Achievability:** lastly, all the sites that were considered to be both available and suitable were assessed to understand if there was a reasonable prospect of the development coming forward.

### Initial suitability assessment

#### Significant constraints

- 4.4. Firstly the sites that had significant constraints were identified. These sites were not considered to be policy compliant and had no potential for constraints to be mitigated. The significant policy constraints were considered to be:
- Location (sites in the open countryside not adjacent to a sustainable settlement).
  - Sites where over 50% of the land is within a functional flood plain.
  - Sites in SSSI locations or national nature reserves.
  - Sites in SAC and SPA locations and associated buffer zones.
  - Sites where scheduled ancient monuments would be affected.
  - Sites in ancient woodlands locations.
  - Residential sites that are currently allocated for another use.
  - Size (no less than 0.25 hectares).
- 4.5. **Two hundred and eighty** sites were deferred due to the significant policy constraints. A summary of these deferred sites is shown in table

one, and a list of each site is provided in appendix B with the reasons for deferral.

**Table one: sites deferred due to significant policy constraints**

	<b>No of sites</b>	<b>Land in hectares</b>
Housing land (including mixed use sites)	282	1,816.8

### **Availability assessment**

- 4.6. The next stage was to check that all of the remaining sites were available for development.
- 4.7. Where one or more of the following criteria apply, the site was considered available;
- The site had been submitted in this year’s call for sites.
  - The site was part of the five year housing land supply (April 2019)
  - Sites where development has commenced.
  - Sites that have been allocated within the Local plans for either of the Former Forest Heath or St Edmundsbury Areas.
  - If the site had obtained a planning permission.
- 4.8. All those who had submitted sites in previous SHLAAs were contacted to request confirmation of availability. Where the availability of the site could not be confirmed, the site was considered unavailable.
- 4.9. Land registry searches were carried out to identify land ownership information as needed.
- 4.10. **Ninety-eight** sites were deferred because they were not available. A summary of these deferred sites is shown in table two, and a list of each site is provided in appendix C.

**Table two: sites deferred due to not being available**

	<b>No of sites</b>	<b>Land in hectares</b>
Housing land (including mixed use sites)	96	1,027.3

### **Full suitability assessment**

- 4.11. The next stage was to carry out a thorough review of the constraints that were relevant on the remaining sites and consider the extent that they could be mitigated if the sites were to be developed.

### Level of adherence to policy framework

- 4.12. A full assessment of policy compliance for each site was carried out to understand the extent to which the site use or mix of uses meets the policy framework, as outlined in the adopted development plan documents.
- 4.13. The various aspects of our suitability assessment are explained below.

### Constraints

- 4.14. A list of constraints was prepared that provided a planning policy checklist against which every site could be assessed. The constraints and how they relate to the current development plan documents are shown in table three.

**Table three: planning policy constraints**

<b>Development plan document</b>	<b>Policy</b>	<b>Constraints</b>
Core Strategy of the former Forest Heath area	CS2 Natural Environment CS3 Landscape Character and the Natural Historic Environment	Local wildlife sites  200m buffer zone for county wildlife sites  Local nature reserves
Core Strategy of the former St Edmundsbury area	CS2 Sustainable Development CS3 Design and Local Distinctiveness	Roadside nature reserves  SPA 7500m buffer zone for recreational pressure  Buffer zones for protected and notable species
Joint Development Management Policies	DM10 Impact of Development on Sites of Biodiversity and Geodiversity Importance DM11 Protected Species DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity	Biodiversity priority species  Tree protection orders  Conservation areas  Listed buildings
	DM15 Listed Buildings DM16 Local Heritage Assets and Buildings protected by and Article 4 Direction	Archaeological sites  Ancient monuments  Community facilities and

Development plan document	Policy	Constraints
	DM41 Community Facilities and Services DM42: Open Space, Sport and Recreation Facilities DM49: Re-development of Existing Sites relating to the Horse Racing Industry	services  Open spaces in community use
Bury St Edmunds, Haverhill and Rural Vision 2031 of the former St Edmundsbury area	BV25: Conserving the Setting and Views from the Historic Core BV26: Green Infrastructure in Bury St Edmunds HV18: Green Infrastructure in Haverhill RV9: Green Infrastructure in the Rural Areas	

- 4.15. The assessment of a site’s suitability also looked at instances where there was a potential loss of a community facility or service, such as a community building or open space, or land that serves the community such as education, leisure, or cultural land uses.
- 4.16. Physical limitations such as gradient, ground conditions, hazardous risks, pollution or contamination are being considered in a constraints study that will be sit alongside the SHELAA as evidence for the local plan. These factors were considered on a site by site basis in the SHELAA, and where these constraints were considered to be significant, sites were deferred.
- 4.17. **Twenty** sites were deferred due to having constraints that were not considered to be significant, but still provided a barrier to sustainable development. A summary of these deferred sites is shown in table four, and a list of each site with an explanation of the policy issues at each site is provided in appendix D.

**Table four: sites deferred due to other policy constraints**

	<b>No of sites</b>	<b>Land in hectares</b>
Housing land (including mixed use sites)	20	121.6

- 4.18. The constraints relevant on the remaining sites were considered to be manageable with the information that was available from site submissions, although further assessment would need to be carried out for any sites selected for allocation through the preparation of the local plan.
- 4.19. Sites where the cost to mitigate the impacts of development would clearly outweigh the benefits of development were considered on achievability grounds, and none were deferred. This is covered below.
- 4.20. The relevant constraints on each site that was included in the SHELAA are shown in the site proformas in appendix E.

### **Achievability assessment**

- 4.21. The final stage of the assessment was to sift out sites where development would be unlikely to come forward within the time frame of the SHELAA.
- 4.22. The remaining sites (those that were considered both available and suitable) were assessed to understand how achievable development would be. The achievability assessment considered factors that might delay delivery, and how these may affect the development potential of each site.
- 4.23. We asked landowners the following questions about the land ownership and legal complexities at each site:
- Who owns the site (single or multiple owners)?
  - Are there any legal issues with the site?
  - Are there any other constraints?
- 4.24. The legal and ownership issues were considered in combination with the constraints to understand if these issues together would make the site unviable, or if the timescale for development coming forward should be delayed to allow for mitigation work or for legal issues to be resolved.
- 4.25. The following criteria were developed to determine the predicted timescales for development at each site:
- If there are numerous constraints at the site, the timescale should be delayed to 6-10 years to allow for mitigation work.
  - If there are legal issues, the timescale should also be delayed to 5-10 years to allow for these to be overcome.

- If there are both legal issues and numerous constraints, but the site could still be viable, the timescale should be delayed to 11-15 years.
- 4.26. No sites were considered to have complexities which would prevent the site coming forward for development within the timeframe of the SHELAA, with the information available at this stage of assessment. A robust assessment of actual costs to manage constraints and overcome legal complexities would need to be carried out with full details of the development proposals for each site, should a site be allocated through the preparation of the local plan.

### **Large mixed-use sites**

- 4.27. During the preparation of the SHELAA, two large sites for mixed use were submitted for consideration. These sites have been assessed using the same criteria listed in the section above and proformas for each site can be found in appendix F.
- 4.28. The assessment has not categorised these sites as either included or deferred, as further assessment would be required to understand the potential impacts of the constraints identified on these sites due to the complexity of the issues involved.

## 5. Calculating the development potential

### Included sites

- 5.1. All sites that had been considered suitable, available and achievable were collated into a draft list of 223 included sites, representing 1,870.7 hectares of land.
- 5.2. The next task was to understand if the sites listed as included in the SHELAA could meet the housing and economic development needs in West Suffolk, including a contingency supply of land to reduce the risk of delays to developments coming forward.
- 5.3. Because the SHELAA is a factual assessment, the yield calculations in the SHELAA are based on the policies in the existing local plan documents. The yields contained in this document are therefore subject to change as further analyses takes place through the development of the new local plan.
- 5.4. The residential development potential was calculated as follows:
  - A formula was applied to the database using a standard yield of 30dph for each site.
  - For strategic sites (over 100 dwellings at 30dph), 40% of land was set aside for infrastructure, such as access and landscaping (in line with the Site Allocations Local Plan (SALP) for the former Forest Heath area and evidenced by Natural England sites of special scientific interest impact zone setting limit for sites over 100 dwellings).
  - Mixed used sites also have a lower estimated yield, with 40% of land set aside for non-residential uses, unless further information was available about the proportion of each land use.
  - The spatial strategies in the adopted core strategies (2010) were used as a basis for calculating dwelling yields on sites in those settlements identified in table five and detailed further overleaf.

**Table five: maximum yield by settlement type**

<b>Settlement type</b>	<b>Maximum yield</b>
Former SEBC area infill villages	30 dwellings per hectare (maximum of 5 dwellings per site)
Former FHDC area small settlements	30 dwellings per hectare (maximum of 5 dwellings per site)
Former SEBC and FHDC areas local services centres	30 dwellings per hectare (maximum of 10 dwellings per site)
Former FHDC area secondary villages	30 dwellings per hectare (maximum of 10 dwellings per site)
SEBC and FHDC Key Service Centres	30 dwellings per hectare
FHDC Primary Villages	30 dwellings per hectares

### **Allocated sites**

- 5.5. For those sites identified through the Bury St Edmunds Vision 2031, Haverhill Vision 2031 and Rural Vision 2031 local plans, the Site Allocations Local Plan (SALP) for the former Forest Heath area or previous urban capacity studies, the dwelling capacities identified within these documents or subsequent concept statements or master plans was used unless additional information has come to light to suggest an increase or decrease would be appropriate.

### **Landowner yield estimations**

- 5.6. If landowners carried out their own yield calculations these figures were checked against our own calculations and the lower figure was used.

### **Yield calculations from previously submitted sites**

- 5.7. Yield calculations from previous years were also compared to this year's calculations and the lower figure used where necessary. The method used to calculate yield calculations resulted in lower yield than in 2016 when all sites were given a standard calculation of 30dph and then a range of between 20dph and 50dph was used to prepare an estimated capacity by settlement.

### **Overlapping sites**

- 5.8. Where sites overlapped, the yield was calculated for the largest site. Sites within other sites were excluded to prevent double counting. When only part of a site overlapped with another site and the yield had already been calculated, the yield calculation was applied only to the additional parcel of land.
- 5.9. The total supply of included sites and the total potential yields by settlement are shown in table six and table seven overleaf.

### **Yields from included sites**

- 5.10. Two hundred and twenty-three sites are included in the SHELAA, comprising 1,870.7 hectares of land. The total number of sites, land in hectares and yields from included sites is shown in table six.



**Table six: Total land and yield from included sites**

	<b>No of sites</b>	<b>Land in hectares</b>	<b>Yield</b>
<b>Housing land (including mixed use sites)</b>	223	1,870.7	27,238

**Table seven: Land and yield from included sites by settlement**

<b>Settlement</b>	<b>Housing land (including mixed use sites)</b>			<b>Timeframe</b>		
	<b>No of sites</b>	<b>Land in hectares</b>	<b>Estimated yield</b>	<b>1-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>
<b>Towns</b>						
Brandon	2	1.0	33	33	0	0
Bury St Edmunds	28	586.4	9230	1834	3732	3394
Haverhill	12	335.5	6460	1289	2506	1865
Mildenhall	7	124.1	1881	469	712	700
Newmarket	6	43.4	773	723	50	0
<b>Subtotal</b>	<b>55</b>	<b>1090.4</b>	<b>18377</b>	<b>4348</b>	<b>7000</b>	<b>5959</b>
<b>Key service centres</b>						
Barrow	8	52.2	832	75	695	62
Clare	6	48.5	927	700	227	0
Ixworth	3	22.9	330	77	253	0
Kedington	3	16.7	347	40	307	0
Lakenheath	7	45.6	856	496	195	165
Red Lodge	7	63.4	1164	521	470	55
Stanton	7	31.6	785	160	625	0
<b>Subtotal</b>	<b>41</b>	<b>280.9</b>	<b>5241</b>	<b>2069</b>	<b>2772</b>	<b>282</b>
<b>Primary villages</b>						
Beck Row	13	79.9	1592	288	1304	0
Exning	2	27.1	355	0	355	0
Kentford	3	11.0	114	114	0	0
West Row	14	29.3	685	113	572	0
<b>Subtotal</b>	<b>32</b>	<b>147.3</b>	<b>2746</b>	<b>515</b>	<b>2231</b>	<b>0</b>
<b>Local service centres</b>						
Bardwell	3	8.1	30	20	10	0
Barningham	5	18.3	50	50	0	0
Cavendish	2	4.4	20	20	0	0
Chedburgh	9	33.4	90	90	0	0
Great Barton	5	32.4	80	30	40	10
Great Thurlow	1	0.3	8	8	0	0
Great Whelnetham	1	2.0	58	58	0	0
Hopton	1	2.7	37	37	0	0
Hundon	4	21.0	40	30	10	0
Ingham	2	38.0	20	20	0	0
Rougham	1	2.3	22	22	0	0

Wickhambrook	6	29.6	72	47	5	10
<b>Subtotal</b>	<b>40</b>	<b>192.5</b>	<b>527</b>	<b>432</b>	<b>65</b>	<b>20</b>
<b>Secondary villages</b>						
Barton Mills	4	3.3	36	36	0	0
Freckenham	4	7.6	40	30	10	0
Gazeley	2	3.5	20	20	0	0
Holywell Row	1	0.4	6	6	0	0
Moulton	2	7.1	20	20	0	0
Worlington	3	5.5	30	10	20	0
<b>Subtotal</b>	<b>16</b>	<b>27.4</b>	<b>152</b>	<b>122</b>	<b>30</b>	<b>0</b>
<b>Infill villages</b>						
Bradfield St George	1	0.3	5	5	0	0
Chevington	6	20.7	30	30	0	0
Cowlinge	2	2.1	10	10	0	0
Fornham St Martin	4	28.6	20	20	0	0
Great Bradley	1	0.5	5	5	0	0
Hepworth	1	11.3	5	5	0	0
Horringer	6	16.4	30	25	5	0
Market Weston	3	11.0	15	15	0	0
Pakenham	3	2.8	15	10	5	0
Stanningfield	1	2.7	5	5	0	0
Stansfield	6	5.8	30	30	0	0
Stoke by Clare	2	24.6	10	10	0	0
Troston	2	4.7	10	5	5	0
Whepstead	1	0.4	5	5	0	0
<b>Subtotal</b>	<b>39</b>	<b>113.3</b>	<b>195</b>	<b>180</b>	<b>15</b>	<b>0</b>
<b>Sites less than 1 hectare in size</b>						
All settlements	63	36.0	861	567	214	80

5.11. The Local housing need in West Suffolk is currently 824 new dwellings per year, equivalent to 12,360 dwellings in 15 years, which is the timeframe of the SHELAA. The projected yields from included sites in SHELAA exceeds this figure.

### Overcoming Constraints

5.12. At this point it was not necessary to carry out further analyses of sites to consider if any constraints could be overcome to unlock further development, through:

- Investment in infrastructure.
- Environmental improvements.
- Overcoming land ownership issues.
- Reviewing development plans and policies that may be restricting development.

5.13. It is acknowledged that later in the local plan preparation, the SHELAA may be revisited to overcome constraints of a deferred site in a

particular location, or even to seek out new sites, if this would help to meet the goals of the local plan.

### **Stage three: windfall assessment**

- 5.14. It has been estimated that some additional sites will come forwards as windfall developments during the timescale of the SHELAA windfall sites have not been included in the assessment.

### **Stage four: development trajectory**

#### **Housing land**

- 5.15. It is estimated that the included sites provide enough land to deliver 1,816 new dwellings per year (excluding windfall developments).
- 5.16. The indicative timeframes for development coming forward at the included sites is shown in figure one on page 6:

#### **Estimated timescales**

- 5.17. The estimated timescales were based initially on the information provided from landowners, and then a further review was carried which resulted in timescales being delayed to allow for legal issue to be overcome and mitigation work to be carried out:
- If there are numerous constraints, the timescale has been delayed to 5-10 years to allow for mitigation work.
  - If there are legal issues, the timescale has been delayed to 5-10 years to allow for these to be overcome.
  - If there are both legal issues and numerous constraints, but the site could still be viable, the timescale has been delayed to 11-15 years.
- 5.18. When considering the timescales of larger sites within the SHELAA, they are expected to have a longer lead in time that may result in development beyond the timeframe set out in the SHELAA.

## 6. Economic sites

- 6.1. The SHELAA also collated and reviewed sites for economic uses. These uses include commercial and employment uses, cultural and leisure and retail.
- 6.2. In total 23 sites within the SHELAA are for economic land, covering 539.0 hectares of land in total. All of the sites are bigger than 0.25 hectares, or 500 square metres of floors space.

### Sequential test

- 6.3. Paragraph 86 of the NPPF states that:
- ‘Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre.’
- 6.4. All SHELAA sites that propose retail and leisure uses would be subject to the sequential test to understand if more suitable sites exist closer to town centres and local centres, should development come forward.
- 6.5. The sequential test will apply for mixed use sites with a retail or leisure element, as well as sites that are proposed entirely for these uses.
- 6.6. Paragraph 19 of the Planning Practice Guidance requires that the ‘appropriateness and likely market attractiveness for the type of development proposed’ must be assessed. The policy framework for economic sites that encourages the location of economic sites in town and local centres is illustrated in table eight below.

**Table eight: policy framework for economic sites**

<b>Development plan document</b>	<b>Policy</b>
Former St Edmundsbury Area Vision 2031	BV12: New and Existing Local Centres and Community Facilities BV17: Out of Centre Retail Proposals
Former Forest Heath Area Core Strategy 2010	CS11: Retail and Town Centre Strategy
Joint Development Management Policies	Policy DM30: Appropriate Employment Uses and Protection of Employment Land and Existing Businesses DM35 Proposals for Main Town Centre Uses DM36 Local Centres

- 6.7. Table nine below provides an explanation of the suitability, availability and achievability assessment for economic sites. The details of deferred economic sites are provided in appendix G:

**Table nine: assessment of economic sites**

	<b>Deferred economic sites</b>
Suitable	eight sites were deferred because of suitability reasons.  The remaining 15 sites were in accordance with policy.  The retail and leisure elements of sites will be assessed further through the preparation of the local plan.
Available	Two sites were deferred because availability had not been confirmed by the landowner  The remaining 13 sites can be considered available because they were either submitted this year, or the landowners have been contacted and have confirmed availability
Achievable	The remaining 13 sites were also considered achievable, although all of the sites would be subject to viability assessment should development proposals come forwards.

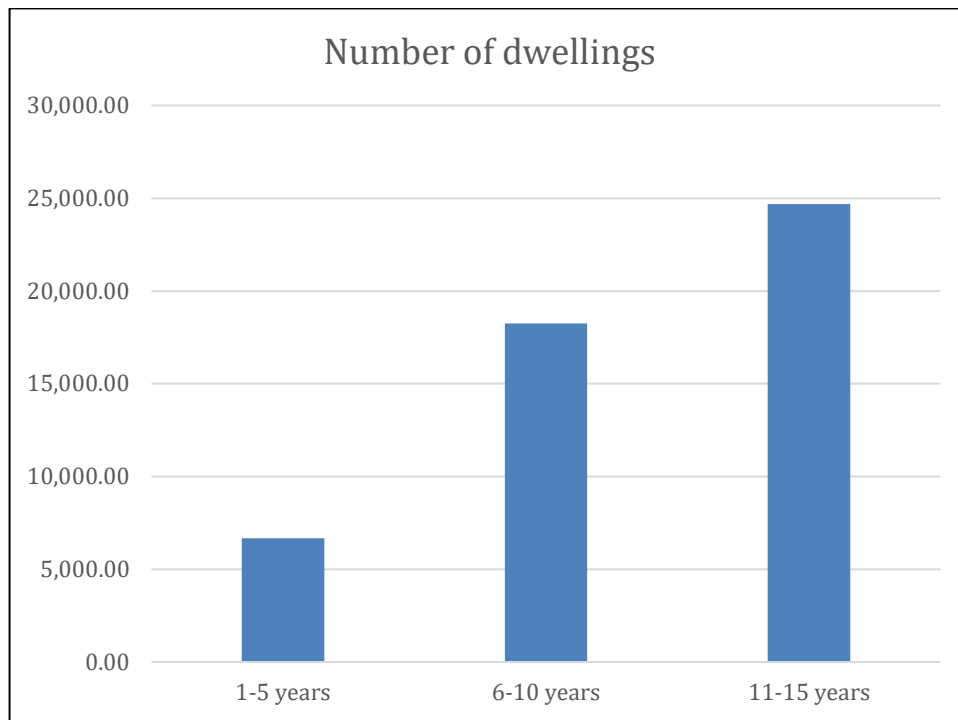
- 6.8. The included economic sites are summarised below in table ten, and full details of each site is provided in appendix H.

**Table ten: included economic sites**

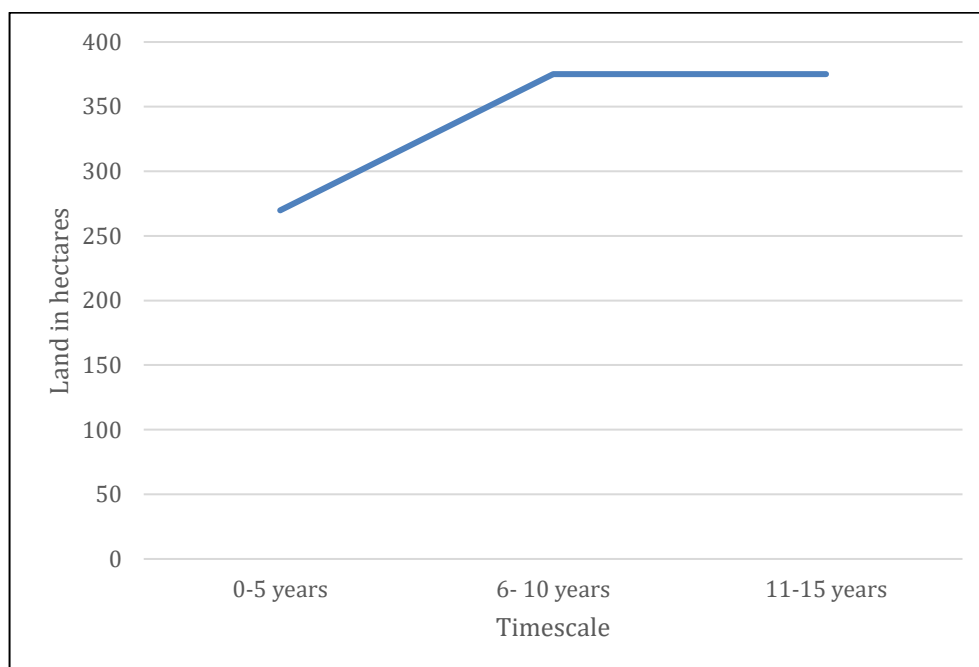
	<b>Number of sites</b>	<b>Land in hectares</b>
Economic land	13	329.5

- 6.9. The estimated development trajectory for the residential and economic sites is shown in figure two and figure three below.

**Figure two: development trajectory (no of dwellings)**



**Figure three: development trajectory (economic sites)**



## **7. Summary and Conclusions**

- 7.1. The 2020 SHELAA involved collating and reviewing 738 sites for residential uses:
- 223 were included
  - 398 were deferred
  - 2 were identified as large mixed-use sites
  - 92 were excluded (some of which were superseded by overlapping sites).
- 7.2. The included residential sites exceed what we expect will need to be delivered in order to meet West Suffolk's housing need'
- 7.3. In addition, 23 economic sites were reviewed, 13 of which were included.