

**Strategic Housing and Economic Land Availability Assessment 2021 (published
September 2022)**

Frequently Asked Questions

What is the Strategic Housing and Economic Land Availability Assessment (SHELAA)?

The SHELAA is a technical evidence study which assesses the suitability, availability and deliverability of potential housing and economic development sites across Harborough district. The SHELAA will inform the preparation of the new Local Plan, enabling the plan to identify a supply of sites to meet the district's development needs.

SHELAA publication follows a 'call for sites' carried out in 2021 during which landowners, developers, agents, and site promoters were given the opportunity to submit sites which they considered to have development potential. These sites were then assessed in accordance with national planning guidance and an agreed Leicester and Leicestershire methodology, details of which are set out in the SHELAA main report.

The SHELAA does not allocate sites or pre-empt future plan-making or related decisions by Harborough District Council. Its purpose is to help in the preparation of a new Local Plan together with other technical evidence documents.

What happens next?

In July 2021, the Council took the decision to begin the preparation of a new Local Plan for the district. The SHELAA is part of the technical evidence base which will feed into the preparation of the new Local Plan, the timetable for which is set out in the [Local Development Scheme \(July 2022\)](#).

While the SHELAA is an important piece of evidence to inform the new Local Plan, it will be complemented by additional evidence relating to housing and economic needs, infrastructure, constraints, and community aspirations. The identification of potential site allocations and broad locations for development will be tested by a sustainability appraisal throughout the preparation of the Local Plan and ultimately through the Local Plan examination process. Public consultation at key stages is an integral part of producing the Local Plan.

Does the SHLEAA allocate land for development?

No, the SHELAA does not allocate land for development. While the Council is required to carry out regular reviews of land availability within the district, it is important to note that the SHELAA is not a decision-making document and does not in itself determine whether a site should be allocated for development. The SHELAA only identifies sites with potential for future development. The identification of site allocations is done through the preparation of the Local Plan. Neighbourhood Plans can also allocate sites for development at a more local level. Community involvement and public participation is an important element of preparing both local and neighbourhood plans.

Does the SHELAA mean a planning application will be supported in this location?

No, inclusion in the SHELAA does not mean that planning permission will be granted on the site. As the SHELAA is strategic and broad in nature, the inclusion of a site within the assessment does not mean that planning permission will be granted should a planning application be submitted to the Council. All sites within the assessment will be subject to the usual Development Management process.

Does the SHELAA mean the site will be developed in the short, medium or longer term?

This will be determined as preparation of the Local Plan progresses. An indicative timeframe is assigned to every SHELAA site found to be capable of being developed at some point in the future. However, the inclusion of a site in a particular timeframe is an estimate only at this stage and reflects current information relating to the site. Large, strategic sites (for example new town/garden village sites) generally take longer to come forward than smaller sites, as they involve the delivery of complex infrastructure over a long period of time. The delivery of large sites is likely to extend over more than one timeframe and, where appropriate, this is indicated in the site assessment details. As further work is undertaken and a greater understanding of sites is gained, new information may become available which impacts on the assigned development timeframe(s).

Irrespective of the SHELAA findings, it will be work on the Local Plan that assesses whether sites fit with the plan's overall vision/strategic objectives and represents an appropriate location for development to meet the district's needs. Not all sites will be required, and other sites may come forward that are not currently part of the SHELAA.

What do I do if I have a site for development that is not included in the SHELAA?

As part of preparing the new Local Plan, there will be further opportunities to submit sites with development potential and these will be publicised in due course. However, should you wish to inform us in advance, you can email planningpolicy@harborough.gov.uk with basic site details (including a location map). Please be aware that site assessments will not be carried out until the next formal SHELAA update.

Registering for Local Plan email updates at the [Strategic Planning Consultation Portal](#) is the best way to keep up to date with plan preparation.

How do I object to the SHELAA? And/or development in this location?

As the SHELAA is a technical evidence document, one of many that will be prepared as the Local Plan progresses, we are not seeking views on its contents. At this stage, no potential site allocations or broad locations for development have been identified. This will be done as the preparation of the Local Plan progresses. There will be opportunities to put forward your views on emerging site allocations/broad locations for development as well as the underpinning technical evidence, including the SHELAA, as part of the preparation process.

How does the SHELAA link with Neighbourhood Plans?

Information within the SHELAA relating to potential development sites can also be used by parishes councils or neighbourhood forums preparing neighbourhood plans. The SHELAA information is often supplemented by more local knowledge of potential development sites. This often includes a local call for sites.