

**Local Plan Advisory Committee –
29 April 2014**

**Strategic Housing Land Availability Assessment
(SHLAA)**

What is the SHLAA?

- A requirement of the National Planning Framework but not new.
- A tool to help identify potential sources of land for housing.
- Provides a 'pool' of sites from which to allocate sites in the Local Plan.

The SHLAA is not

- A document which allocates specific sites for development.
- A commitment by the Council to support any particular site – whether through the Local Plan or as a planning application.

The methodology

- Joint methodology agreed across the HMA. Consistent with recently published National Planning Practice Guidance.
- Sites put forward by or on behalf of landowners.
- Sites then assessed.

The assessment (1)

- Sites assessed against:

Existing planning policy;

Accessibility;

Ecology;

Suitability;

Availability;

Achievability

- Guidance on the last three set out in National Planning Policy Guidance

The assessment (2)

- Suitability – how consistent with existing policies (age of policies)? Any physical constraints?
- Availability – any ownership constraints which would stop a site coming forward?
- Achievability – economic viability and capacity of developer to bring forward site. Consider time period most likely to occur.

The findings

- 233 sites assessed, 166 included in SHLAA and capable of accommodating about 24,000 dwellings.
- Exclude sites with planning permission then capacity is 20,700.
- Potential sites spread across district but with greatest concentrations in larger settlements .

What happens next

- Publish information on website
- Annual review to keep up-to-date : take out sites where development commences, add in new sites where identified.
- Use findings to assist with identification of allocations.