

A guide to the Strategic Housing Land Availability Assessment (SHLAA)

What is the SHLAA?

The SHLAA is an annual review of potential housing sites. The purpose is to help us understand **where** and **when** housing could be built in the future.

How does the SHLAA work?

There are a number of steps that we do to update the SHLAA each year:-

- 1. Site identification** – new sites are added to the SHLAA including sites with planning permission and sites that have been submitted by landowners/developers or identified by the Borough Council. The SHLAA also includes sites that are allocated in the Local Plan.
- 2. Consultation** – We consult with landowners/developers to update the information on their sites and confirm delivery information.
- 3. Final report** – The final assessments are produced and made public on the Council's website www.gedling.gov.uk/shlaa.

How are the sites assessed?

The assessment informs the final conclusion for each site. The sites are grouped into six categories:-

- **Deliverable** – this mainly consists of sites with planning permission or allocated in the Local Plan. These sites are deliverable (suitable, available and achievable) based on current planning policy and expected to be built in the next five years.
- **Developable** – this mainly consists of sites which are suitable for development but do not currently have planning permission (or had planning history). They will not be built until planning permission has been granted.
- **Not deliverable or developable** – this is where the sites are assessed as not suitable for housing development and where no information has been received from the landowner/developer to confirm that the site is deliverable.
- **May be suitable subject to policy change** – the sites have the potential for development but are currently affected by policies in the Local Plan¹.

¹ Replacement Local Plan 2005 and Aligned Core Strategy 2014.

- **Site complete** – the sites have already been developed for housing.
- **Excluded from assessment** – this is where the landowners/developers no longer wish to promote the site for development or where planning permission has been granted for non-residential use. Please note that in some cases this category is used to avoid double counting where sites overlap.

What happens next?

The information in the SHLAA is used to assess whether the Borough Council has a sufficient supply of housing to meet its housing target. Information received through the SHLAA process will be made available on the Council's website www.gedling.gov.uk/shlaa.

So which sites will be developed?

The SHLAA sites are a pool of sites which are being considered for development. Not all sites in the SHLAA will be developed.

- Sites that have already got planning permission or been allocated for development in an adopted Local Plan will be developed.
- Sites submitted by landowners/developers but are not affected by a policy that stops them being developed will still need planning permission. This will include public consultation through the consideration of a planning application.
- Sites which are affected by current planning policy designations such as Green Belt or are protected for other purposes such as employment cannot come forward at this time. A decision would be required through the Local Plan process to review the policy designation which may allow the site to be developed.

Data Protection

The information in the SHLAA will be made public on the Council's website. The information will be used to inform the Council's housing monitoring work such as the five year housing land supply. The information will be kept on the Council's system until one year after the site has been fully built. Personal contact details will not be passed to external parties without permission.