

Strategic Housing Land Availability Assessment (SHLAA) Guide

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.

Please read the **SHLAA methodology report** for further information on how the Council undertake the SHLAA assessment and calculate the future housing supply. The SHLAA methodology report is available on the Council's website www.gedling.gov.uk/shlaa.

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 at the end of March including:-

- Site that are allocated in the Local Plan;
- Sites with planning permission;
- Sites that have been submitted by landowners/developers; or
- Sites identified by the Borough Council.

2. Consultation. We consult with agents/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 SHLAA methodology report explains that sites are assessed to understand possible constraints to development and the sites are then grouped into seven categories:-

- **Deliverable 5 years** – this category consists of sites that are suitable, available now and achievable now. These sites will be expected to be built in the next five years and the category includes small sites with outline permission, sites with detailed planning permission, sites that are currently under construction and medium/large sites with outline planning permission with evidence that the site will be progressed within five years.
- **Developable 6-10 years** – this category consists of sites that are suitable (or could be suitable) and that can be delivered in 6-10 years subject to the availability and achievability of the site. This includes sites allocated in the

Local Plan that do not have planning permission, medium/large sites with outline planning permission where there is no evidence that housing completions will begin on site within five years, sites where there is a resolution to grant permission subject to s106 agreement and sites that had lapsed permission and new planning application submitted, unless information indicates that any of these sites are deliverable within the first five years.

- **Developable 11-15 years** – this category consists of sites that are suitable (or could be suitable) and can be delivered in 11-15 years subject to the availability and achievability of the site. This includes sites where a previous planning permission has now lapsed and no new planning application has been submitted.
- **Could be suitable** – this category consists of sites that could be suitable for housing but are currently affected by policies in the Local Plans and/or other Plans.
- **Not deliverable or developable** – this category consists of sites that are not suitable, not available and not achievable.
- **Site complete** – this category consists of sites which were previously in the SHLAA but are now fully built for housing.
- **Excluded from SHLAA** – this category consists of sites where information available to the Council exists which indicates that landowners/developers no longer wish to promote their sites for residential development or where there has been no information received from landowners/developers to confirm that they want their sites to remain in the SHLAA, in accordance with each Council's General Data Protection Regulation (GDPR) policy.

What happens to the information about the sites?

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. Those sites that have been developed or excluded from SHLAA will not be shown on the Council's website.

So which sites will be developed?

The SHLAA comprises 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.

- 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.

What do we do with the information about your site? **(General Data Protection Regulation)**

Information submitted to us through the SHLAA process will be used to inform the Council's housing monitoring work such as the five year housing land supply.

Your contact details will only be used by the Planning Policy team and are **not** passed to anyone else, either within Gedling Borough Council or outside the organisation unless required to do so by law.

The information that is put in the public domain i.e. the Council website www.gedling.gov.uk/shlaa is as follows:-

- A map to show the boundary of the site; and
- Broad details of the site itself, including the site reference, site name, locality, capacity of dwellings, existing use information, the year that the site was added to the SHLAA database, whether it is allocated in the Local Plan, status of the site, constraints affecting the site and the conclusion of the SHLAA assessment.

Where landowners/developers do not wish the above information about their sites to be made public, these sites will be classified as 'excluded from assessment' and will not be considered further or shown on the Council's website. As such, these sites will not be considered for future development through the Local Plan process.

Information about the site submitted through the SHLAA process will be kept by the Planning Policy team until the site has been developed or a request has been made to remove the site from the assessment. A site cannot be removed from the SHLAA if it has a live planning permission unless the landowner/developer advises us that they no longer wish to develop the site for residential development.

For further information, please visit the Council's privacy policy at the following address www.gedling.gov.uk/planningpolicy-privacy.