

A BRIEFING NOTE TO INTRODUCE THE Strategic Housing Land Availability Assessment (SHLAA)

Councils have always held information on sites suggested by developers or land owners. In order to help plan for housing the Government now requires all Councils in England to formalise this process, by undertaking a Strategic Housing Land Availability Assessment (SHLAA). This was initially required by Planning Policy Statement 3 Housing (2006) and more recently by the National Planning Policy Framework (NPPF) (2012) with the process outlined in detail in SHLAA Guidance published in July 2007.

The process requires Councils to involve land-owners, developers, communities and other stakeholders to put forward suggestions for land which could be considered in preparing the Local Plan. A "Call for Sites" in Calderdale was issued in March 2008. Details of these sites have been available on the Council's website since September 2008 and newly submitted sites are added on a regular basis.

The SHLAA makes this information public but it does not change the planning status of land. It does not allocate land for development and none of the sites have any commitment or support from the Council. SHLAAs are reviewed on an annual basis. The back of this sheet sets out the status of SHLAAs.

There will be other sites that have not been suggested or identified yet and some of the sites in the SHLAA may disappear as further information about whether they can be developed or alternative uses come forward. The SHLAA itself will keep changing as it must be reviewed every year.

Technical comments on the SHLAA Review will be accepted and will be taken into consideration on the next annual review. They can be made against specific sites through the Council's web-site. Paper or email comments will also be accepted. You can register on the web-site to receive email notification of the SHLAA Review's release or send us your details which we will add to our database (web and email addresses are at the bottom of the next page).

The only way a site can be allocated for development or have its Green Belt status changed is through the Local Plan process. That process gives people scope for real involvement in developing options for the District and for their community, and to make comments or suggestions for change or alternative uses. Formal consultation on the preparation of the Land Allocations and Designations part of the Local Plan (which will put forward land for development) will take place when the relevant stages of preparation are reached. The SHLAA is not part of that document.

STATUS OF THE Strategic Housing Land Availability Assessment

- 1. The SHLAA does not give any development or planning status to land;**
- 2. None of the sites have any commitment or support from the Council and the SHLAA is not Council Policy;**
- 3. The SHLAA gives a technical, policy neutral, unconstrained first look at the “potential” of these sites to bring forward new housing in the district;**
- 4. The inclusion of sites in the SHLAA does not change the legal status or designation of land in the Replacement Calderdale Unitary Development Plan (2006);**
- 5. The SHLAA is not an allocation document and does not put forward proposals that the status of land should change;**
- 6. Identification of a site in the SHLAA does not mean that the Council will grant permission for housing on the site;**
- 7. Identification of a site in the SHLAA does not mean that the land will be identified in the Local Plan;**
- 8. Identification of a site in the SHLAA does not stop other proposals or uses coming forward for the land;**
- 9. Exclusion of a site from the SHLAA does not preclude housing proposals coming forward on that excluded land;**
- 10. The SHLAA cannot declare that a “greenfield” site will be considered as “brownfield” – this description is a statement of fact;**
- 11. The SHLAA does not exclude land that is designated Green Belt. (The only land that can be excluded is within Sites of Special Scientific Interest or European designations such as Special Protection Areas);**
- 12. Whether any policy or Green Belt designation should change is not for the SHLAA to address, but rather for the preparation of the Local Plan;**
- 13. Information in the SHLAA is based on that available at the time of assessment. Circumstances may change and there may be factual inaccuracies or omissions that will be rectified during the annual review process;**
- 14. The sites in the SHLAA are basically a wish list from landowners and developers.**

Register with us online at : - http://calderdale.objective.co.uk/portal/planning_services/

OR Email us at : - spatial.planning@calderdale.gov.uk (TEL : 01422 392385)