

## Strategic Housing Land Availability Assessment

The National Planning Policy Framework requires the Council to carry out a Strategic Housing Land Availability Assessment (SHLAA) to identify sites with potential for housing throughout the district. The assessment is a technical exercise which enables the Council to:

- identify sites and broad locations with potential for development;
- assess their development potential; and
- assess their suitability for development and the likelihood of development coming forward (availability and achievability).

The assessment of sites is 'policy off' meaning that it does not take into account current policies, for example Core Strategy policies. It does, however, look at a number of potential physical constraints relating to sites which, if identified, can mean that the whole site is ruled out of further consideration or that the site area is reduced. The constraints taken into account are set out at para. 2.3.7 of the [SHLAA 2015 Update Main Report](#). These constraints include:

- Flood zones 2 and 3
- Hazardous installations
- Scheduled Monuments
- Internationally and nationally designated sites of biodiversity and geological interest

The outcome of the SHLAA is the identification of potential housing sites which are deemed suitable, available and achievable. The SHLAA does not allocate sites for housing development or pre-empt future Council plan making or development management decisions.

In identifying a pool of potential housing sites, the SHLAA is technical evidence used as a starting point in the preparation of the Local Plan and neighbourhood plans. It is during the plan making process that sites are assessed in more detail, taking into account the policy context and a wide range of local criteria, to ensure that the most appropriate sites are allocated for development.

Development proposals relating to a SHLAA site are dealt with through the Development Management process as normal. The inclusion of a site in the SHLAA does not replace or short-cut this process.