

Strategic Housing Land Availability Assessment (SHLAA) 2014

Important Notice - Disclaimer

In relation to the information contained within this report and any other report relating to the findings of the SHLAA, the Council makes the following disclaimer without prejudice:

THE SHLAA DOES NOT ALLOCATE SITES FOR HOUSING.

It is an evidence base which provides an initial assessment of sites but further detailed site assessments need to be carried out using a local plan methodology to determine which sites should be allocated for housing. **The current allocation of sites will not change until the local plan is adopted.**

THE SHLAA DOES NOT CHANGE THE PLANNING STATUS OF A SITE.

It carries no weight in the determination of planning applications which will continue to be considered against prevailing national and local policies including a detailed assessment of specific proposals and having regard to any other material considerations. For example, planning applications for housing on sites currently being used for employment purposes will need to address the relevant policy requirements.

The assessment of sites including, but not limited to, site boundaries, suitability, availability, achievability and estimated capacity was carried out using information available at the time. It does not in any way prejudice the consideration of any application for housing development that may be received, nor the consideration of development for other uses. For example, redevelopment of existing employment sites for alternative employment uses.

The approach to some elements of site assessments in SHLAA (e.g. density assumptions) are indicative and do not necessarily articulate current council policy requirements nor do they pre-empt the content of future policies which will be determined through the local plan process.

The lack of inclusion within SHLAA does not preclude the possibility of planning permission for residential development being granted on sites. SHLAA site boundaries are not intended to be definitive and do not prevent planning applications being submitted using different boundaries.

PHASING OF SITES IS INDICATIVE

The estimated phasing of sites (0-5 years, 6-10 years, 11-15 years or 16+ years) is based on an assessment at the time of the study. Circumstances or assumptions may change which may mean that sites could come forward sooner or later than originally envisaged. The SHLAA does not prevent planning applications being submitted on any sites at any time.

THE BASE DATE OF THIS REPORT IS 31st MARCH 2014.

The information within the SHLAA is based on information that was available at 31st March 2014 and the Council does not take liability for any omissions and/or factual inaccuracies. Applicants are therefore advised to carry out their own analysis of sites to identify any constraints or other information for the purpose of a planning application and not rely solely on the findings of the SHLAA. The database is normally reviewed annually as new sites are submitted or new information is received.