

2 Introduction & Purpose

Introduction

- 2.1 A Strategic Housing Land Availability Assessment (SHLAA) is required by Government planning policy guidance to be undertaken by Local Planning Authorities to provide evidence for Local Development Frameworks (LDFs) and to demonstrate a five, ten and fifteen year housing land supply.
- 2.2 The SHLAA identifies and assesses potential sites for new housing development and feeds in to the LDF process at Core Strategy and at more detailed plan-making stages.
- 2.3 Following the publication of Planning Policy Statement 3 (Housing) in 2006 and the more detailed guidance in 2007 entitled “Strategic Housing Land Availability Assessment Practice Guidance” by Government, Newark & Sherwood District Council agreed a methodology for undertaking the SHLAA for the sub-regional Housing Market Area (the Nottingham Outer HMA) with Mansfield and Ashfield District Councils which together comprise the HMA.
- 2.4 This agreement and the methodology are set out in a document – “Nottingham Outer Strategic Housing Land Availability Assessment Methodology (July 2008)” - published by the three District Councils. This report builds on the 2008 document and does not repeat the detail contained within it.
- 2.5 The 2008 document sets out the methodology for undertaking the SHLAA, the steering process involving the three District Councils, the consultation process along with the involvement of wider interest groups, the key stages/timings in the SHLAA process, the determination of what categories of source of potential sites would be included, the determination of which sites and areas would be surveyed, how the survey would be carried out, the estimation of housing potential, the assessment of whether sites are likely to be developed, the review of the initial survey results and mechanisms for dealing with any shortfall in meeting housing policy requirements, and future monitoring arrangements.
- 2.6 This Report sets out the details of how the SHLAA was undertaken, the consultations that have taken place and the findings of the Assessment for Newark & Sherwood District.
- 2.7 The SHLAA and this Report identify potential housing land supply but do not decide policy on which sites should or should not be developed. LDFs will consider the policy considerations. The SHLAA provides a list of potential housing sites which are then able to be assessed against a variety of criteria and policy considerations. The site Assessments have been undertaken using limited information which has been made available mainly from desktop sources and amended, as appropriate, as a result of the consultation responses received. No detailed site investigations have been undertaken. The Assessment conclusions are based on the information available to us at this point in time. If a site has been categorised as Suitable or May be Suitable,

this does not mean that planning permission would automatically be granted as there may be overriding factors which further examination or consultation, bring to light. Equally, a site which has been categorised as unsuitable, may be granted permission if sufficient information is provided to show that any barriers to development can be acceptably overcome. The information provided in this document is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Purpose

2.9 The main purposes for the SHLAA are:

- to assess the **potential** suitability of sites for residential development (prior to policy considerations at the LDF stage);
- to assess the achievability/availability of sites in five year tranches up to 20 years; and
- to provide a comprehensive evidence base for the LDFs concerning the availability of land suitable for housing.

2.10 To fulfil these purposes, the SHLAA has to be carried out in a manner where the general public are aware and informed of the process and its outcomes through publicity and consultation and that key stakeholders are actively involved throughout the SHLAA process.

2.11 As set out in Section 3 which details the survey process, 410 submissions were received from landowners/developers and around 700 sites/locations have been assessed in total. This level of interest indicates that the measures taken by the Council to make people and organisations aware and involved in the SHLAA process have proved successful and means that the SHLAA is likely to be soundly and comprehensively based thus assisting in meeting the three purposes for the Assessment set out in paragraph 2.10.