

housing delivery

The Government's planning policy on housing, which is set out in PPS3 (November 2006) seeks to ensure that the availability of land is not a constraint on the delivery of housing. A new, more responsive approach to the delivery of housing is sought at the local level.

PPS3 requires local authorities to:

- Identify specific, deliverable sites for the first five years of a plan that are ready for development and to keep this topped up over-time in response to market information;
- Identify specific, developable, sites for years 6-10, and ideally years 11-15, in plans which enable the five year supply to be topped up; and
- Where it is not possible to identify specific sites for years 11-15 of the plan, to indicate broad locations for future growth.

To assist this process, the Government has published guidance on Strategic Housing Land Availability Assessment (SHLAA). The Government considers a SHLAA to be a key component of the evidence base to support the delivery of sufficient land for housing to

meet the community's need for more homes. Its primary role is to:

- Identify sites with potential for housing;
- Assess their housing potential; and
- Assess when they are likely to be developed.

The object of the SHLAA is to identify as many sites with housing potential in and around as many settlements as possible in the study area. The SHLAA is therefore an important evidence source to inform plan-making, although it does not in itself determine whether a site should be allocated for housing development. The intention is that a SHLAA should not be a one-off study and updating it should be an integral part of a Local Planning Authority's Annual Monitoring Report process.

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The SHLAA process requires the submission of data in relation to specific sites in accordance with published timetables. DLP Planning has considerable expertise in the formulation of appropriate technical submissions to demonstrate the availability and suitability of sites for housing development.

