

housing land assessment

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 610, and ideally years 1115, in plans to enable the five year supply to be topped up; and
- Where it is not possible to identify specific sites for years 1115 of the plan 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 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 Assessment is an important evidence source to inform plan-making, but does not in itself determine whether a site should be allocated for housing development. The Assessment is not a one-off study, and updating it should be an integral part of the local authorities' Annual Monitoring Report process.

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.

