

**Strategic Housing and Economic Land Availability Assessment
(SHELAA) Guidance Note**

Why are we undertaking a SHELAA Call for Sites?

The Council is issuing a Call for Sites to inform the preparation of the Strategic Housing and Economic Land Availability Assessment (SHELAA). This is a requirement of the National Planning Policy Framework¹.

The SHELAA is a technical document which will provide information on sites for potential housing, economic development, Gypsy and Travelling Showpeople, Self Build housing etc in relation to their suitability, availability and achievability.

The reasons for undertaking this exercise are:

- 1) The SHELAA will help to inform future planning documents i.e. Local Plan and Neighbourhood Plans
- 2) The SHELAA will also provide the basis for calculating the five year deliverable housing land supply position.
- 3) The information submitted as part of the Call for Sites will continue to help identify Brownfield Sites to be placed on the 'Brownfield Register' which the Council must legally prepare.

As part of the process, the Council is asking landowners and agents who wish to promote land for housing and/or economic development, retail, leisure, self build and Gypsy and Travelling Showpeople sites to submit information to us on sites they would like to be assessed.

The Council will accept sites for a net gain of 5 or more dwellings and sites that are 0.25ha (or likely to provide at least 500m² of economic floor space) and above.

How to submit a SHELAA site

If you would like to have your site included in the Council's forthcoming Strategic Housing and Economic Land Availability Assessment (SHELAA), then please complete the Submission Form and return it to us using the following methods:

By email to: planningpolicy@testvalley.gov.uk

or

By post to: Planning Policy Team
Test Valley Borough Council
Beech Hurst

¹ MHCLG. National Planning Policy Framework (2019):
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NP_PF_Feb_2019_revised.pdf

Weyhill Road
Andover
SP10 3AJ

What happens after a site is submitted?

The Council will consider each promoted site to determine if it is suitable, available and achievable. Sites will then be included within the SHELAA document which will be made publicly available on the Council's website.

What about sites submitted to the Council in the past?

As part of the Call for Sites, the Council contacted landowners and agents who have previously submitted land to the Council via the 2019 Strategic Housing Land Availability Assessment (SHELAA) to confirm their wish to continue promoting their site.

If we did not receive a reply from existing site promoters, it was assumed that sites were no longer to be promoted for development and were removed from the SHELAA. Previously submitted sites which have been removed will need to be resubmitted afresh using the SHELAA Submission Form.

The SHELAA will supersede the Council's current Strategic Housing Land Availability Assessment (2019) and previous Call for Sites exercise.

How does the SHELAA relate to the Development Plan Process?

The National Planning Practice Guidance² sets out the following:

“The assessment forms a key component of the evidence base to underpin policies in Development Plans for housing and economic development, including supporting the delivery of land to meet identified need for these uses.”

From the assessment, Plan Makers will then assess sites via the Sustainability Appraisal process to identify sites to be allocated within future Development Plan Documents.

Does the SHELAA allocate land in Development Plans?

The National Planning Practice Guidance sets out the following:

“The assessment is an important evidence source to inform Plan Making but does not in itself determine whether a site should be allocated for development. This is because not all sites considered in the assessment will be suitable for development (e.g. because of Policy constraints or if they are unviable). It is the role of the assessment to provide information on the range of sites which are available to meet need, but it is for the Development Plan itself to determine which of those sites are the most suitable to meet those needs.”

² <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

What is the Brownfield Register?

Any submitted SHELAA sites which are considered appropriate will also be included on the Council's Brownfield Register which provides up-to-date, publically available information of brownfield land that is suitable for housing. This will improve the quality and consistency of data held by the local planning authority which will provide certainty for developers and communities, encouraging investment in local areas. Part 1 of the Brownfield Register will include all brownfield sites that are suitable for housing development irrespective of their planning permission. Further consideration of these sites will take place before any are placed onto Part 2 where permission in principle will be granted.

Why is the Council preparing a Brownfield Register?

The Council is legally required to prepare and maintain registers of brownfield land that is suitable for residential development.

What is Permission in Principle?

Permission in principle will settle the fundamental principles of development (use, location, amount of development) for the brownfield sites giving developers and applicants more certainty. A developer cannot proceed with development, however, until they have also obtained technical details consent. The technical details consent will access the detailed design, ensure appropriate mitigation of impact and that any contributions to essential infrastructure are secured. Both the permission in principle and the technical details consent must be determined in accordance with the Local Development Plan and the National Planning Policy Framework (NPPF) and other material considerations.

What constitutes brownfield land?

Through Annex 2 of the National Planning Policy Framework, the Government defines brownfield sites (or previously developed land) as land which has already been built on and either currently contains buildings/structures, or has done so in the recent past. Brownfield sites do not include:

- Land occupied by agricultural or forestry buildings
- Certain minerals and waste disposal sites where restoration plans are in place
- Land in built-up areas such as private residential gardens, parks, recreation grounds and allotments
- Land where the previous development have blended into the landscape.

Are you interested in self-build?

The Council are keen to understand if landowners are interested in having their land considered for self-built development. If so, please answer "Yes" to the appropriate section of the form.

Completing the form:

In order to provide us with a complete picture, please provide as much information as possible. Some information is required to be completed and the submission will not be accepted otherwise, these sections are marked with **.