

A 10 POINT GUIDE TO BRADFORD'S STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

1. What Is A SHLAA?

- It's a piece of research which will inform the production of both the strategic and site related Local Development Framework (LDF) documents and also assist in annual monitoring of whether there is an adequate supply of **deliverable** housing land.

2. Why Do We Have to Have One?

- It is a Government requirement to produce a SHLAA and without one the Council's emerging LDF will not be considered sound and will be rejected by the Government and the Planning Inspectorate. Also the Council would not be able to meet its duties with regard to supplying monitoring information and will lose out on Housing and Planning Delivery Grant. Having a SHLAA will also assist the Council in resisting applications for housing development in inappropriate locations.

3. What Does A SHLAA Do?

- It identifies **potential** housing sites and assesses whether these sites are developable, how many housing units could be accommodated on them and when they could be delivered;
- The site search has to be a wide ranging as possible and must include sites being proposed by land owners, developers and agents – the Council cannot pick and choose which sites to include in the study;
- Provides the information from which decisions can be made on how much development to put where and helps reveal the extent to which green field and green belt land might be needed to meet the area's housing requirement – it thus enables members to make informed choices;
- It highlights where action is needed or policy changes are required to ensure sites will become deliverable – for example where sites are constrained by land ownership issues, the need for infrastructure improvements – roads, drainage etc.

4. What Does a SHLAA Not Do?

- It is not a policy document – it's a technical document;
- It does not recommend or make decisions on whether a site should be allocated for development – this will be done through the Local Development Framework Area Action Plans and the Allocations Development Plan Documents (DPD) which will follow on after the SHLAA is completed;
- It does not automatically rule out sites based on local environmental designations such as green belt or open space – sites may however be ruled out on these grounds during the LDF process;

5. Can We Devise Our Own Way of Doing A SHLAA?

- No, there is a Government Practice Guide which must be adhered to and also best practice guidance produced by the Regional Assembly. However there are still lots of detailed technical and methodological choices to be made and resolved by the Council.

6. How Is A SHLAA Produced?

- The SHLAA is produced by the Council in partnership with stakeholders. The Government requires that the SHLAA Working Group includes representatives from the house building industry, Registered Social Landlords (Housing Associations) and land and property agents.

7. Do We Consult People on the SHLAA?

- Yes, on the methodology for carrying out the SHLAA and on the draft report. The methodology consultation stage has recently been completed and details will be placed on the Council's website shortly.

8. How Will The SHLAA Used?

- The study will inform the Core Strategy currently being produced by the Council and show that the spatial options chosen by the Council are realistic – i.e. there is sufficient deliverable land in different areas.
- It will provide a pool of developable sites from which the Council can select the most sustainable and appropriate ones for inclusion in the LDF;
- It will identify whether there is a 5 year supply of deliverable housing land in the district;
- It will be used in Council monitoring returns.

9. What Is The Timetable For Producing Bradford's SHLAA?

- Producing the SHLAA is a long and complex task and will not be completed before late Spring 2009 at the earliest.

10. Once the SHLAA is Finished Is That It?

- No, it has to be updated and rolled forward every year. This however does not involve starting from scratch – it merely takes account of land which has by then been developed and adds in new sites which have been granted permission or emerged from Masterplans.