



# Neighbourhood Planning Strategic Housing Land Availability Assessment



The National Planning Policy Framework (NPPF) requires all Local Authorities to carry out Strategic Housing Land Use Availability Assessment as part of the evidence base for the Local Plan.

Cornwall Council has prepared and regularly updates SHLAA to support the Cornwall Local Plan. The SHLAA is a technical document that identifies sites across Cornwall which shows initial potential for providing 10 or more new homes. The SHLAA automatically excludes sites which are:

- Not connected to a settlement within the [Settlement Hierarchy](#).
- Within a designated Special Area of Conservation, Special Protection Area and/or Site of Special Scientific Interest.
- Within Flood Zone 3b.

Sites are largely included in the SHLAA on the basis of a broad-brush desktop assessment which means that their inclusion in the SHLAA does not imply that they would necessarily be granted planning permission or are suitable for allocation for residential use. Nevertheless, with the vast majority of the sites having been put forward by the landowners, it is a good guide to what sites are available. The SHLAA also provides an indication of how many homes could be delivered and when, based on input from the landowners, density calculations and typical build-out rates.

Neighbourhood Planning Steering Groups who are looking to identify sites for residential use are generally advised to review the SHLAA sites in their area but to also consider other potential sites as the SHLAA is not exhaustive. You might want to put a call out for potential sites covering the neighbourhood area, to developers and landowners when they are in the early stages of the consultation process. You could place an advert in the local press, in the parish or community magazine and on the Town or Parish Council's or the Neighbourhood Plan Steering Group's website. If you know the landowners or developers contact information you can send them a letter asking for potential sites for development. If you do not have this information, you can contact the Land Registry <https://www.gov.uk/government/organisations/land-registry>.

The SHLAA site assessments are in two spreadsheets, based on when the sites came forward. The spreadsheets are available at [www.cornwall.gov.uk/SHLAA](http://www.cornwall.gov.uk/SHLAA) (at the bottom of the page). Each site is also plotted on Cornwall Council's Interactive Map: <http://map.cornwall.gov.uk/website/ccmap/>. To find the SHLAA sites, select "layers" in the top left. The SHLAA layers are available under the "Environment" folder.

Cornwall Council accepts site suggestions for the SHLAA from any person or organisation on an ongoing basis. The form and instructions for submitting sites are available at [www.cornwall.gov.uk/SHLAA](http://www.cornwall.gov.uk/SHLAA).