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1 Introduction

1.1 Purpose of the SHLAA

1.1 The purpose of the SHLAA is to identify sites with housing potential and make an assessment of how deliverable they are. This provides an indication of how many dwellings could potentially come forward and when.

1.2 The SHLAA is one of a number of technical reports that will provide baseline evidence to inform the emerging Local Plan, Shaping Places. The assessment itself does not represent a statement of council policy. Likewise, the inclusion of sites in the SHLAA does not imply that sites will or will not be allocated for development or be granted planning permission.

1.2 Source of Sites

1.3 The majority of the SHLAA is based on site plans being submitted by landowners or their representatives indicating an interest in their site being developed for housing along, with other sites that have been identified. This process for submitting sites is referred to as a 'call for sites' and has taken place during the years 2008, 2009, 2010. All sites submitted in these years are included in the 2012 SHLAA, unless they have been granted planning permission, in which case, they are removed and taken into consideration in the Annual Monitoring Report to avoid double counting.

1.4 The 2012 'Call for Sites' took place in May 2012 and introduced 22 new sites. It should be noted therefore that the 2012 SHLAA is valid for the time this information was collected.

2 Site assessments

2.1 As well as indicating the possible location of housing sites, the SHLAA assesses the deliverability of these sites based on three criteria, namely, whether the site is: available, suitable and achievable.

2.1 Available

2.2 A site can be considered available for development, when, on the best information, there is confidence that there are no legal or ownership problems. All sites that have been submitted or identified in the SHLAA are considered available unless development is approved on the site.

2.2 Suitable

2.3 Communities and Local Government guidance define a site as suitable for housing development if it "offers a suitable location for development". This must take into account a number of considerations, including planning policies which relate to the following aspects:

- Identified locations for housing
- Flood Zones 3 (both 3a and 3b)
- Sites upon which Green Network makes a significant impact
- Newport Open Space (as shown in the Wrekin Local Plan)

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- Local Nature Reserves
- County Wildlife Sites
- Sites of Special Scientific Interest

2.4 These policy considerations have been mapped and are applied to the SHLAA sites as part of a sieving exercise. Those sites which are not affected by the relevant policy are assessed as suitable. It must be noted however, that this is an indicative exercise only and that classification as suitable does not imply that planning permission would be granted. Likewise, sites which are affected by the policies may come forward for development, particularly where evidence is provided to demonstrate conformity with the relevant policy.

2.5 The identified locations for housing include Telford and Newport along with the 3 rural settlements as defined within the Core Strategy. The boundaries of Telford and Newport come from the Wrekin Local Plan proposals map, adopted in 2000. While these remain in place until the new Local Plan, Shaping Places, is adopted they are being reviewed and, as recognised in the Core Strategy, there may be a need to expand them.

2.3 Achievable

2.6 As set out in Communities and Local Government guidance, a site is considered achievable for development where "there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site".

2.7 Assessment criteria have been established to help determine viability. They relate to factors which, if they affect a site, have cost implications. For example, a previously developed or 'brownfield' site is more likely to incur higher costs than a greenfield site due to the works needed to prepare the ground for development. Other factors include whether the site is affected by flooding, accessibility issues, ground conditions (e.g. Land stability, mine workings, contamination) or is has protection measures such as Tree Protection Orders.

2.8 As with suitability, consideration of a site as achievable is indicative only and does not imply that planning permission would or would not be granted or should it come forward for development. There may be other issues which also affect the site.

3 SHLAA Supply Summary

3.1 Potential site yield

3.1 For each site a potential yield is calculated. This enables the Council to estimate how much land there is available for development and how many dwellings could potentially be delivered. This is worked out by using an assumed density and then multiplying it by the site area. It is therefore an indicative exercise only.

3.2 The density for each site within the SHLAA has been worked out using the emerging character area work. This gives a general guide to density depending on the characteristics of different parts of the borough.

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3.2 Summary of delivery

3.3 Table 1 'SHLAA figures' shows the total number of SHLAA sites and those which are considered deliverable. These sites have been identified on the basis of criteria outlined in section 2 and are estimates.

Table 1 SHLAA figures

	Deliverable		Total	
	Potential dwellings	Amount of Land (Ha)	Potential dwellings	Amount of Land (Ha)
Borough	8886	282.729	63209	2297.952
Telford	8475	269.18	28439	912.463
Newport	245	6.885	541	18.021
Rural	166	6.664	34229	1367.468

3.4 The boundaries used within table one are those within the Wrekin Local Plan. Sites on the fringe but outside the boundaries of Telford and Newport, are therefore counted as rural.

4 Future Updates

4.1 Land supply figures are updated each year in the Annual Monitoring Report. While a SHLAA has typically been carried out annually, this level of frequency will continue to be kept under review.