

Wiltshire Local Development Framework

Wiltshire Housing Site Allocations Plan

Report on Landowner Deliverability Consultation

Final Report

January 2016

Cabinet Version

Table of Contents

Background	1
Summary of Consultation	1
Outcome of Consultation	2
Appendix A: Initial letter sent to land owners and promoters	3
Appendix B: Follow up letter sent to land owners and promoters	5

Landowner Deliverability Consultation

Background

- 1.1. The sites being assessed for allocation in the Wiltshire Housing Sites DPD were taken from the Strategic Housing Land Availability Assessment (SHLAA). SHLAA sites can be submitted by anyone; a land owner, developer or anyone else with an interest in the land, e.g. a parish or town council. Once land has been submitted to the SHLAA, it remains there unless it is requested that it is removed. For these reasons the Council needed to ensure that all the sites being assessed for allocation in the Wiltshire Housing Sites DPD were still available and potentially deliverable as housing sites within the plan period, up to 2026.

Summary of consultation

- 1.2. To ensure that all the sites being assessed were available the Council needed to contact the land owners to get confirmation of the availability and deliverability of the land. Between Friday 21st August and Friday 11th September 2015, the Council contacted the land owners or promoters for all sites that had been carried forward after the strategic criteria had been applied. The criteria were applied to eliminate any sites that were not suitable and did not meet the criteria for further assessment.
- 1.3. The land owners or promoters of the sites were identified through the Council's SHLAA database; a number of sites did not have contact details in the database so the owners of these sites were identified through land registry searches. All owners and promoters were then sent a letter or email, a form for completion and a SHLAA map with the site in question detailed. The letter requested confirmation that the land was available and deliverable within the plan period and also requested any further details that they may have known about the site to aid in the assessment process. It requested that they responded within three weeks of the letter. The letter and accompanying form can be found in **Appendix A**.
- 1.4. Sites that had been submitted or promoted in the Regulation 18 consultation, call for sites exercise, informal consultation or since the start of the preparation of the Wiltshire Housing Sites DPD in September 2014 were considered as available and taken forward unless the land owner or promoter stated otherwise.

Post-consultation

- 1.5. After the initial deadline had passed the Council collated the responses and re-contacted the land owners or promoters that had not responded to the initial letter. The follow up letter requested a response within two weeks and stated that if a

response was not received by the given deadline that the land may not be considered for allocation in the DPD. This letter can be found in **Appendix B**.

Outcome of consultation

- 1.6. After the final deadline had passed all the responses were collated. Any sites where the land owner had stated that they no longer wanted their land to be included in the SHLAA, were removed from the SHLAA, marked as not available and removed from further consideration. Sites where the land owners had not responded, where the land was not registered or where the land title was pending were recorded as having an unknown availability and therefore were removed from further consideration. Sites that had been confirmed as available and deliverable within the plan period were marked as such and carried forward for further assessment.

Appendix A: Initial letter sent to land owners and promoters

Dear Sir / Madam

Re: SHLAA Landowner Information – SHLAA ref xxx

Wiltshire Council is required by national planning policy to prepare and maintain a Strategic Housing Land Availability Assessment (SHLAA). The SHLAA is an essential part of the evidence base requirements for the preparation of Development Plan Documents (DPDs, now known as “Local Plans”) in terms of assisting with the appraisal of potential sources of housing land.

In preparing the Wiltshire Housing Site Allocations DPD, a number of SHLAA sites have been identified and are being assessed to determine their potential suitability for housing development. To ensure that the evidence we hold in relation to these sites is up-to-date for the purposes of plan making, we would like to ensure that the sites that we are in the process of looking at as potential options are still available.

It is understood that you own the land with the SHLAA ref xxx. Please find enclosed a copy of the SHLAA map for your reference.

Could you please confirm whether the land in question is still available and potentially deliverable as a housing site within the period up to 2026. If you could return the attached form by **Friday 11th September 2015** it would be appreciated. Please note that any personal details you provide will be kept in strictest confidence in accordance with the Data Protection Act.

It is important to note that the SHLAA sites have no status in planning terms and should not be viewed as specific allocations of land for future housing development.

Should any questions or queries arise, please contact the Spatial Planning Team at spatialplanningpolicy@wiltshire.gov.uk or 01225 713223.

Yours faithfully



Georgina Clampitt-Dix
Head of Spatial Planning
Wiltshire Council

SHLAA Site Option	
Land Registry title number	
Correspondent's First Name	
Correspondent's Last Name	
Correspondent's Email	
Correspondent's Address	
Existing Use	
Name of Owner 1	
Address of Owner 1	
Phone number of Owner 1	
Email address of Owner 1	
Name of Owner 2	
Address of Owner 2	
Phone number of Owner 2	
Email address of Owner 2	
Is the Site in Multiple Ownership	
Are there any other availability factors?	
Has the economic viability been assessed?	
Number of dwellings	
Proposed other uses	
Anticipated to be Delivered 2015-2020	
Anticipated to be Delivered 2020-2025	
Delivery Schedule	
Have Developers been Engaged so far?	
Has planning permission been granted – If yes, what is the application number?	
Further Notes and Summary	

Appendix B: Follow up letter sent to land owners and promoters

Dear Sir/Madam

Re: SHLAA Landowner Information

Further to our letter below, dated 21st August 2015 seeking information on the land detailed above, we write again to request your confirmation on whether the land in question is still available and potentially deliverable as a housing site in the period up to 2026.

If you wish your land to be included for consideration in the ongoing assessment work for the Wiltshire Housing Site Allocations Development Plan Document, please confirm by returning the enclosed form to us by 5pm, Friday 2nd October.

If we do not hear back from you by this deadline then the site may no longer be considered through the DPD.

If you have any queries please contact the Spatial Planning Team on spatialplanningpolicy@wiltshire.gov.uk or 01225 713223.

Yours faithfully



Georgina Clampitt-Dix
Head of Spatial Planning
Wiltshire Council

This document was published by the Spatial Planning team, Wiltshire Council, Economic Development and Planning Services.

For further information please visit the following website:

<http://www.wiltshire.gov.uk/wiltshsgsiteallocationsplan.htm>