Chiltern District Council

Chiltern Strategic Housing Land Availability Assessment:

Clarification note for landowners of sites included in the Chiltern Strategic Housing Land Availability Assessment Update Report 2013

Version 1.1 - 8/5/2013



Introduction

This document has been prepared to accompany the Chiltern Strategic Housing Land Availability Assessment (SHLAA) Update report (2013). Its purpose is to help answer questions which owners might have about the sites included in the SHLAA.

Details of the sites included in the SHLAA can be found on this link http://www.chiltern.gov.uk/CHttpHandler.ashx?id=2913&p=0

The SHLAA report can be found on this link http://www.chiltern.gov.uk/CHttpHandler.ashx?id=2891&p=0

The status of sites in the SHLAA

Many of the SHLAA sites include land likely to be in multiple ownership and so for the avoidance of doubt it is stated here that the Council is not seeking to purchase by agreement or to compulsorily purchase land within these sites.

This means that it is up to owners to decide whether they are interested in their land being proposed for new development. The SHLAA is an evidence gathering document and is not part of any plan by the Council to compulsorily purchase land for new housing.

The purpose of the SHLAA is to provide background information on potential housing land for the Delivery Development Plan Document. This does not mean that they will necessarily become available for development. The sites shown in the SHLAA are not formal land allocations within a Development Plan and as such has no planning 'status' and for example will not be identified on any local land search. Formal land allocations can only be made in a Development Plan document after consultation and if there are objections a public examination.

Inclusion of any site within the SHLAA does not mean that planning applications for new development within them will necessarily be granted permission. Planning applications for new development would need to be assessed on their merits and the law requires that they should be determined in accordance with the Development Plan unless other material considerations indicate otherwise.

Contact points for further information

Planning Policy Team on <u>planningpolicy@chiltern.gov.uk</u> or telephone 01494 732271