

## Strategic Housing Land Availability Assessment position statement

February 2025

A [SHLAA update](#) was published at the Regulation 19 consultation in Autumn 2023. Since that time the National Planning Policy Framework has been revised and a new Standard Method established setting the required number of new homes the local plan needs to seek to accommodate. This led to a shortfall in the emerging local plan of around 8,620 homes compared to the draft local plan reported to the Councils Executive in July 2024.

A further call for sites was carried out in the Autumn of 2024 as part of a process to seek to identify additional housing land supply opportunities to address the shortfall. These sites have been combined with the SHLAA sites and provide a basis for the local plan residential sites consultation.

The SHLAA tables published at this stage reflect the categories set out in the consultation document. These include:

- Sites identified as being '**most suitable**' for consideration to add into the emerging local plan;
- Sites identified as forming '**other potential**' opportunities for consideration.

In addition to these, the SHLAA tables indicate a smaller range of 'small sites' – that is sites indicated to yield less than 10 dwellings. These are being considered on their merits however it is unlikely that the local plan will allocate sites of this scale, unless the dwelling capacity of the site can be suitably increased.

Some of the sites identified in the 'other potential' category have previously been assessed through SHLAA and discounted due to the presence of certain constraints such as being located in an existing or proposed Strategic Gap or reflecting constraints raised in appeal decisions such as harm to landscape or heritage. These are not 'hard constraints' but nonetheless significant factors to consider. However, for the purposes of this consultation, due to the enormity of the housing challenge, these sites are brought back into consideration in order to seek any views on the potential to overcome barriers and to allow consideration of the relative merits of site opportunities.

### *Sites considered less sustainable and not consistent with the spatial strategy*

The SHLAA contains a number of sites that are not considered consistent with the emerging plans spatial strategy by virtue of their location. These generally fall outside of the areas of search around the more sustainable settlements and are listed in a separate schedule.

Another set of sites are recorded as being subject to one or more 'hard constraints' as set out in paragraph 3.5 of the Consultation Document, and copied below. Such sites are not considered suitable for allocation.

- Existing and future fluvial and tidal flooding (outside the main towns). Other sources of flooding including reservoir flooding are not treated as a primary constraint but will be assessed on a site by site basis.
- Mendip Hills National Landscape.
- Site of Special Scientific Interest.
- European sites – RAMSAR, SAC, SPA.
- Ancient Woodland.
- National Nature Reserve.
- Local Nature Reserve.
- Scheduled Monument.
- Registered Park and Garden.
- Regionally Important Geological Site.
- Local Green Space.

Sites in both of these categories can be viewed on this [map](#).

#### *Mapping of SHLAA sites*

The sites consultation includes a series of maps identifying the sites under consideration. The [Composite Map](#) identifies the SHLAA sites addressed in this SHLAA statement.

#### *Next steps*

The feedback from consultation, including details of specific sites, will inform the ongoing consideration of site options. A full SHLAA report will be published at the next Regulation 19 stage to support the Pre-Submission local plan, and this will reflect any comments on sites or supplementary information provided through this consultation.