

Q - Will the sites identified in the HELAA be built on?

A - There is no guarantee that a site assessed for the HELAA will be appropriate for development. The HELAA only identifies a pool of possible suitable sites which will need further testing through the Local Plan process before land is identified for being built on.

Q - If a site is going to be included as an allocation, will the public be consulted?

A - Yes. Areas of land identified for future development in the Local Plan will be consulted on throughout the Local Plan process. The Local plan will also be subject to an Examination held in public by an independent Inspector. The Inspector's decision is based upon all the available evidence, not just the HELAA.

Q- How do I know whether my site has been considered in the SHLAA \ HELAA?

A – All sites that have been considered in the SHLAA so far are identified in Appendix 1 – 9 of the Interim SHLAA Report (February 2014). Sites can be identified through the address (please note SHLAA sites assessed for the Interim Report have not been mapped at this stage).

Q – My site appears to have been amalgamated with land that I did not submit, why is this?

A - In some cases the Council will make a pragmatic approach to amalgamate sites included in the HELAA to enable a more thorough assessment to take place. Reasons for this may have been where access to land or site size was made more logical by joining pieces of land.

Q – My site has been found suitable, available and achievable; can I submit a planning application now?

A – Planning applications can be submitted at any time and for any type of development. However if a site is not formally allocated as land for development then the development may not necessarily be permitted. The HELAA does not allocate land for development and is not a policy document therefore it is not a consideration in determining a planning application. It only informs the production of policy.

Q – My site has been found unsuitable and/or unavailable, what does this mean?

A – All sites are assessed in accordance with the Council's HELAA Methodology which identifies certain criteria that have to be considered including location, environmental constraints and overall sustainability. The HELAA reflects the position at this point in time and is regularly reviewed to consider changes which may have taken place. As such sites which are currently not suitable/available may become suitable and/or available where constraints no longer apply or where evidence is provided to alter the Council's assessment.

If you feel that the information and assessment is inaccurate then you should contact the Council with new information using the details below. Please note any new information will be used in the next review but will not update the latest published HELAA.

Q- Can I still submit a site for consideration even though the Call for Sites process has ended?

A - Yes. Even after the Call for Sites consultation has come to an end, the HELAA is an ongoing review of available land in the District and therefore sites can be submitted at any time. However in order for an effective review to take place a 'cut off' date for site submissions will be employed by the Council each year and if sites are not received by this date they will be considered in the following reporting year. The 'cut off' date for 2014/15 SHLAA will be **Friday 27 February 2015**.

Q – What happens next?

A - Following the consultation of the Interim 2014 SHLAA published as part of the Issues and Options consultation, officers will consider all of the comments received and consider where changes will be needed as part of the review process.

The HELAA review will:

- Consider any changes which may need to be made to the methodology;
- Assess and consider any new sites which have been submitted since;
- Set a new 'cut-off' date for site submissions, to enable the HELAA update to take place; and
- Re-assess existing sites where necessary.