

Appendix 9

South Worcestershire Joint Core Strategy Strategic Housing Land Availability Assessment

Terms of Reference of SHLAA panels

1. The SHLAA Panels are to establish the potential developability of sites put forward for housing development, as part of the evidence base for the South Worcestershire Joint Core Strategy (SWJCS)). Guidance on SHLAA's and what such assessments should consider can be found in Government Guidance- "Strategic Housing Land Availability Assessments- Practice Guidance", Communities and Local Government, July 2007 and respective updates.
2. The panels will consist of representatives from the SWJCS local authorities, and local agents, developers and others with property interest / infrastructure knowledge within the South Worcestershire area.
3. Each panel will have two local authority representatives (planning officers), and up to 4 others.
4. Panel members will be expected to declare their financial or other interests in any site under discussion.
5. The names and contact details of panel members will be recorded and made available on public request.
6. No payment will be offered by the SWJCS local authorities for attendance at the panels. Lunch and teas / coffees will be available where appropriate
7. Results for each site considered by the panels will be made available to all panel members, and will eventually be published along with other information on sites.
8. The SHLAA databases will remain the property of the SWJCS authorities, and any changes to the SHLAA databases as a result of the panels will be made by the SWJCS authorities.
9. The panels will assess sites in terms of their housing development potential (developability) in order to establish the following:
 - Market demand for housing in the area
 - Potential costs associated with site development, including physical / infrastructure constraints, contamination.
 - Potential financial viability of site for housing development.
 - Potential no. of dwellings on a site.
 - Ownership / attitude of owners
 - Availability in terms of years (now, within 5 years, etc)