

# Hull Strategic Housing Land Availability Assessment (SHLAA) 2023

Part 1 of 2 - SHLAA 2023: Report

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# 1. Introduction

1.1 The National Planning Policy Framework (NPPF) identifies that the purpose of the planning system is to contribute to the achievement of sustainable development; this includes supporting the Government's objective of significantly boosting the supply of homes. It is important that a sufficient amount and variety of housing land can come forward where it is needed and that the needs of groups with specific housing requirements are addressed.

1.2 The base date of the 2023 SHLAA is 1<sup>st</sup> April 2023. Sites evidenced after this date are not included within this assessment.

## **National planning policy framework and guidance.**

1.3 The NPPF requires the Council to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need (LHN) where the strategic policies are more than five years old.

1.4 The NPPF states a buffer, between 5% and 20%, should be added to local housing need to ensure choice and competition in the market when identifying a supply of land for housing.

1.5 National Planning Practice Guidance identifies that an assessment should:

- identify sites and broad locations with potential for development;
- assess site development potential; and
- assess site suitability for development and the likelihood of development coming forward (availability and achievability).

1.4 The SHLAA 2023 has been produced in conformity with the NPPF and National Planning Practice Guidance (NPPG) including:  
(<https://www.gov.uk/government/publications/national-planning-policy-framework--2> );  
(<https://www.gov.uk/guidance/housing-supply-and-delivery> );  
(<https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment> );  
(<https://www.gov.uk/guidance/viability> ).

## **Hull Local Plan – Local Housing Requirement/Need.**

1.6 The Hull Local Plan 2016 to 2032 was adopted November 2017.

1.7 Local Plan Policy 3(1), Housing Requirement, identifies a net minimum housing requirement of 9,920 homes for the plan period 2016 to 2032, an annualised net housing requirement of 620 homes.

1.8 The Hull Local Plan is now more than 5 years old. To identify the housing requirement for a five-year supply period, it is considered that the most appropriate figure for local housing need is identified using the standard method for calculating Local Housing Need (LHN) outlined in National Planning Practice Guidance.

1.9 The Standard Method returns a minimum LHN requirement of 540 dwellings per annum\*<sup>1</sup>.

**Strategic Housing Land Availability Assessment Methodology.**

1.9 The SHLAA methodology, available as a separate reference document online, sets out how the Council collects and assesses site information. The SHLAA uses the previous year's SHLAA data set as the starting point for this year's assessment, it reviews housing potential, lead-in times and delivery rates for SHLAA sites using the latest intelligence available.

1.10 The Local Plan includes a trajectory illustrating the expected rate of housing delivery over the plan period. This SHLAA provides a 2023 update to the Hull Local Plan trajectory. The trajectory for 2023 is set against the Government's standard method for calculating Local Housing Need of 540 dwellings per annum.

1.11 The SHLAA considers the policies, allocations and designations within the Hull Local Plan 2016 to 2032 and all other relevant development plan documents, including:

- Kingswood Area Action Plan;
- Holderness Road Corridor Area Action Plan (saved policies);
- Newington and St Andrew's Area Action Plan (saved policies).

1.12 All SHLAA sites are shown on a citywide map which forms Part 2 of the SHLAA.

1.13 The information in the SHLAA is subject to the disclaimers set out in Appendix 3 of this report.

**Call for sites.**

1.14 Hull City Council accepts site details for consideration for housing within its Strategic Housing land Availability Assessment (SHLAA) and its Brownfield Land Register (BLR) all year round. The cut-off date for a site to be considered within the 2023 Assessments was 31st March 2023. Information returned after that date will be considered in the following year's review. The form for proposal of a site within the SHLAA and/or BLR are available on request - email [dev.control@hullcc.gov.uk](mailto:dev.control@hullcc.gov.uk)

1.15 The appropriateness (or otherwise) of this figure will be tested through the review of the Local Plan, but its use in this exercise (i.e. the SHLAA) is supported by national planning guidance).

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<sup>1</sup> The appropriateness (or otherwise) of this figure will be tested through the review and updating of the Local Plan, but its use in this exercise (i.e. the SHLAA) is supported by national planning guidance).

## 2. Housing delivery - Hull Local Plan 2016 to 2032

### Net housing delivery within the Hull Local Plan Years 2016 to 2023.

2.1 Housing delivery within the Hull Local Plan period, 2016 to 2023 (see table 2.1):

- a. gross housing delivery, 6,134 dwellings;
- b. loss of dwellings from change of use/conversion, 111 dwellings;
- c. the demolition of housing, 755 dwellings;
- d. net housing delivery, 5,268 dwellings (a-b-c).

**Table 2.1: Net Housing delivery for the period April 2016 to March 2023.**

Year	a. Gross new build completions	b. Gross change of use to dwellings and conversion to dwellings	c. Gross Additions (a+b)	d. Gross change of use from dwellings and conversion from dwellings	e. Demolitions	f. Net Additions (d-e-f)
2016 - 2017	723	91	814	14	176	<b>624</b>
2017 - 2018	1,280	226	1,506	24	141	<b>1,341</b>
2018 - 2019	734	184	918	9	225	<b>684</b>
2019 - 2020	852	163	1015	23	198	<b>794</b>
2020 - 2021	364	246	610	23	6	<b>581</b>
2021 - 2022	528	108	636	10	5	<b>621</b>
2022 - 2023	433	202	635	8	4	<b>623</b>
<b>2016 - 2022</b>	<b>4,914</b>	<b>1,220</b>	<b>6,134</b>	<b>111</b>	<b>755</b>	<b>5,268</b>

Source: Hull Planning Enforcement and Policy Implementation.

Detail of net additional dwellings (published by MHCLG annually in November) can be downloaded at <https://www.gov.uk/government/collections/net-supply-of-housing>

2.2 Local Plan Policy 3(1), Housing Requirement, identified a net minimum housing requirement of 9,920 homes for the plan period 2016 to 2032. Policy 3(1) expresses this also as an annualised net housing requirement of 620 homes.

2.3 The net housing delivery figure for 2022 to 2023 is 623 dwellings which is just above the annualised housing requirement in the local Plan. The average net housing delivery figure over the seven-year period (2016 to 2023) is around 753 dwellings and in only one of these years, 2020 to 2021, has the housing delivery figure fallen below the Local Plan housing annualised requirement.

- 2.4 The residual housing requirement of the Hull Local Plan 2016 to 2036, at 1<sup>st</sup> April 2023, is 4,652 homes (around 517 dwellings per annum, 9 years).
- 2.5 As the Hull Local Plan is more than 5 years old, for the purpose of determining the housing requirement for the five-year supply period, the Council uses the Governments standard method for calculating Local Housing Need (LHN) outlined in National Planning Practice Guidance.
- 2.6 The Standard Method returns a minimum LHN requirement of 540 dwellings per annum.

### 3. Housing Supply

#### Housing supply identified within the SHLAA 2023.

3.1 Housing supply identified within the SHLAA 2023 (Appendix A) includes a:

- five years' supply of specific deliverable sites (2023 to 2028);
- supply of specific developable sites or broad locations for growth for years 6 to 10 (2028 to 2033); and where possible
- supply of specific developable sites or broad locations for growth for years 11 plus (2033 to 2036).

3.2 Hull Local Plan 2016 to 2032 contains a trajectory (Hull Local Plan page 56, figure 5.1) illustrating the expected rate of housing delivery over the plan period and beyond. This represents the supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against the housing requirement.

3.3 For the SHLAA 2023 an updated level of five-year supply of deliverable housing sites is set out within Table 3.1. The table also identifies the five-year housing requirement, including an appropriate buffer to ensure choice and competition in the market. The outputs shown have been produced with the engagement of those land owners/developers with an impact on delivery as appropriate.

3.4 To ensure that there is a realistic prospect of achieving the planned level of housing supply, a SHLAA should add an appropriate buffer, applied to the housing requirement in the first 5 years, bringing forward additional sites from later in the plan period. The SHLAA five-year housing requirement should include one of the following buffers, depending on circumstances:

- a) 5% - the minimum buffer for all authorities, necessary to ensure choice and competition in the market, where they are not seeking to demonstrate a 5 year housing land supply;
- b) 10% - the buffer for authorities seeking to 'confirm' 5 year housing land supply for a year, through a recently adopted plan or subsequent annual position statement (as set out in paragraph 74 of the National Planning Policy Framework), unless they have to apply a 20% buffer (as below); and
- c) 20% - the buffer for authorities where delivery of housing taken as a whole over the previous 3 years, has fallen below 85% of the requirement, as set out in the last published Housing Delivery Test results.

3.5 Within the SHLAA 2023 a buffer of 5% is considered appropriate; based on:

- the net level of housing delivery over the previous 7 years (Table 2.1); and
- Hull's Housing Delivery Test measurements, published by the Department for Levelling Up, Housing and Communities, have consistently returned a figure over 160% since inception of the test in 2018.

- 3.6 For the Hull Local Plan period of 2016 to 2023 there has been no undersupply within the level of net housing delivery.
- 3.7 The sites in the SHLAA were assessed in accordance with the SHLAA methodology (available on request - dev.control@hullcc.gov.uk). The distribution of potential housing on SHLAA sites, over the period 2023 to 2036, is set out in table 3.2. The estimated annual trajectory of each individual SHLAA 2023 site (identified as suitable, available and developable) is shown in Appendix A.
- 3.8 The potential developable housing supply 2023 to 2036 is distributed across 144 SHLAA sites (5 plus dwellings original gross site capacity).
- 3.9 The five years' housing supply of deliverable housing, 3,890 dwellings, including small site windfall, contains supply from the following sources:
- Large housing sites with Planning Permission (implemented<sup>2</sup>) (Development Plan housing allocation) 1,789 dwellings (46.0%);
  - Large housing sites with Planning Permission (not implemented) (Development Plan housing allocation) 377 dwellings (9.7%);
  - Large housing sites with Planning Permission (implemented) (windfall - not Development Plan housing allocation) 45 dwellings (11.8%);
  - Large housing sites with Planning Permission (not implemented) (windfall - not Development Plan housing allocation) 892 dwellings (22.9%);
  - Large housing sites without Planning Permission (Development Plan housing allocation site H22 Balham Avenue and East Hull Swimming Baths) 124 dwellings (3.2%);
  - Local Plan small sites windfall allowance (2023 to 2028) 250 dwellings (6.4%).
- 3.10 The five-year housing supply contains:
- 66 large sites with extant planning permission - 3,516 dwellings (90.4%);
  - 30 large sites which have been implemented - 2,247 dwellings (57.8%).
- 3.11 Supply of specific developable sites or broad locations for growth for years 6 to 10 (2028 to 2033) is 4,780 dwellings (excluding small site windfall allowance) - see Appendix A.
- 3.12 Supply of specific developable sites or broad locations for growth for years 11 plus (2033 to 36) is 268 dwellings - see Appendix A.

### **Windfall (small sites) allowance within the Hull Local Plan.**

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<sup>2</sup> A planning permission is implemented when a material operation, authorised by the permission, is carried out (or in the case of a material change of use, when the change of use is initiated). Please note implemented sites will not automatically be included within the five-year supply. Inclusion will be considered on a site-by-site basis.



3.13 The NPPF identifies, where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.

3.14 The adopted Hull Local Plan 2016 to 2032 contains an allowance for small site windfall housing supply (sites with fewer than 5 dwellings) of 50 dwellings per annum. It is considered realistic to assume that a windfall supply from small new build sites, conversions and changes of use will continue to come forward at this rate over the plan period. An average of over 50 dwellings, for the period 2016 to 2023, have been delivered per annum.

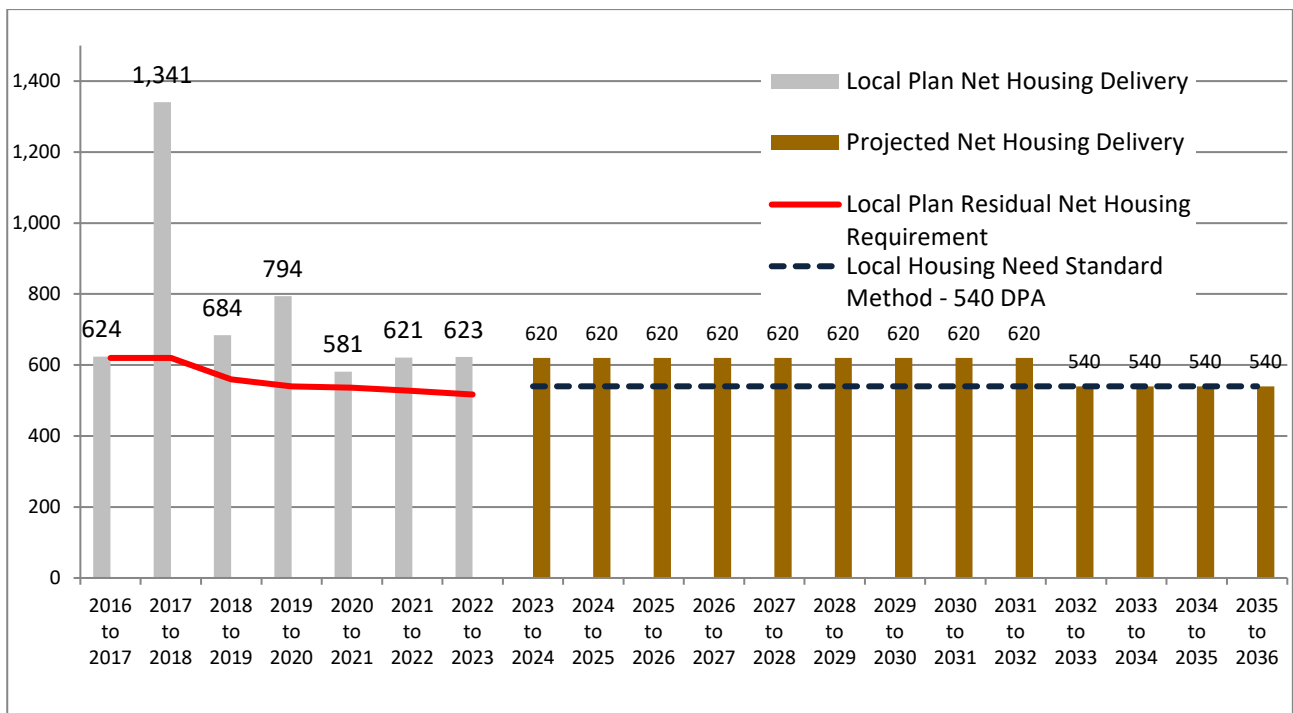
**Large housing sites with extant Planning Permission, not allocated in the Local Plan.**

3.15 Not all housing within the plan period will be delivered within Local Plan housing/mixed use allocations and small windfall sites. The potential contribution of large windfall housing sites to the housing trajectory is identified within Table 3.2 and detailed in Appendix A.

**SHLAA Trajectory 2022 to 2036.**

3.16 The estimated trajectory for the period 2023 to 2036 is shown in Figure 3.1. This shows the net housing delivery for the period 2016 to 2023 and a projected net housing delivery for the period 2023 to 2036. The trajectory reflects estimated delivery of the identified deliverable supply within the SHLAA 2023. The SHLAA identifies a higher level of suitable, available and developable sites across the period 2023 to 2036 but considers this an appropriate and conservative approach in estimating delivery.

**Figure 3.1: Net housing delivery trajectory.**



Source: Hull City Council

**Table 3.1: Five-year supply 2023-2028 as at 1<sup>st</sup> April 2023**

<b>Five-year supply 2023-2028 as at 1<sup>st</sup> April 2028</b>		
a	<p><b>Net Housing Requirement, in Dwellings, 2016 to 2032 (16 years)</b></p> <p><i>The housing requirement identified in the Hull Local Plan 2016 to 2032. Shown underlined.</i></p> <p><i>The remaining net housing requirement and years (9,920 – 5,268)</i></p>	<p><u>9,920</u></p> <p>4,652 (9 Years)</p>
b	<p><b>Annual Housing Requirement (a / 16 years)</b></p> <p><i>The annual housing requirement identified in the Hull Local Plan 2016 to 2032 is 620 dwellings per annum.</i></p> <p><i>The remaining net housing requirement for the period 2023 to 2032 (9 years) is (4,652/9 years) 517 dwellings per annum.</i></p> <p><i>The Standard Method for calculating Housing Need returns an identified housing need of 540 DPA.</i></p>	<p>540</p>
c	<p><b>Five-year Housing Requirement (b * 5)</b></p> <p><i>The annual housing requirement identified in the Hull Local Plan 2016 to 2032 for a period of five years. This figure has been superseded by the Standard Method for calculating Housing Need: 540 x 5 years.</i></p>	<p>2,700</p>
d	<p><b>Under-supply within plan period</b></p> <p><i>Any level of under-supply identified within the plan period will be added to the five-year housing requirement. The level of under-supply will be monitored within the annual Authority Monitoring Report. The housing requirement figure has been superseded by the Standard Method of Housing Need calculation.</i></p>	<p>0</p>
e	<p>A percentage buffer of the five year Housing Requirement to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land ((c+d) x 5% buffer)</p>	<p>135</p>
f	<p><b>Five-year housing requirement including any under-supply and buffer (c+d+e)</b></p>	<p>2,835</p>
g	<p><b>Five-year supply (including Local Plan windfall: 50 dwellings per annum)</b></p> <p><i>Hull City Council updates and publishes annually its Strategic Housing Land Availability Assessment (SHLAA). The SHLAA identifies the five-year supply of housing sites that are suitable, available and deliverable.</i></p>	<p>3,890</p>
h	<p><b>Five-year supply ((g/f) * 5)</b></p> <p><i>Five year supply expressed in years.</i></p>	<p><b>6.86</b></p>

## Demolition

3.17 Demolitions and net housing supply are monitored within Hull’s Annual Monitoring Report (AMR). They are also published annually by the department for Levelling Up, Housing and Communities (DLUHC), within Housing supply: net additional dwellings.

**Table 3.2 Citywide distribution of potential Housing Supply Trajectory 2023 to 2036**

Supply	2023 to 2028	2028 to 2033	2033 to 2036	Total Dwellings
City Centre housing allocations (Hull Local Plan 2016 to 2032 Table 5.7*).	17	1295	0	1,312
City Centre mixed use allocations with housing element (Hull Local Plan 2016 to 2032 Table 5.8*).	237	932	0	1,169
Newington and St Andrew's Area Action Plan housing allocations (Hull Local Plan 2016 to 2032 Table 5.9*).	116	165	0	281
Holderness Road Corridor Area Action Plan housing allocations (Hull Local Plan 2016 to 2032 Table 5.10*).	829	255	0	1,084
Kingswood Area Action Plan housing allocations (Hull Local Plan 2016 to 2032 Table 5.11*).	701	520	0	1,221
Other West Hull housing allocations (Hull Local Plan 2016 to 2032 Table 5.12*).	363	214	0	577
Other East Hull housing allocations (Hull Local Plan 2016 to 2032 Table 5.13*).	27	1,041	268	1,336
Windfall sites allowance (Small sites - 50 dwellings per annum – 2016 to 2032*)	250	200	0	450
Large sites with extant planning permission (not allocated for housing within Adopted Local Plan.)	1,326	100	0	1,426
Large sites without planning permission (not allocated for housing within Adopted Local Plan.)	24	258	0	282
<b>Total - Citywide Housing Supply</b>	<b>3,890</b>	<b>4,980</b>	<b>268</b>	<b>9,138</b>
*Hull Local Plan 2016 to 2032.				

## 4. Brownfield Land Register (BLR)

4.1 The Housing and Planning Act (May 2016) asks local authorities to prepare, maintain and publish a Brownfield Land Register. The register should show previously developed sites in Hull that have been assessed as being suitable, available and achievable for residential development. Brownfield Land Register Regulations came into force in April 2017 and initially required all Councils to prepare their brownfield land register by the end of December 2017. A BLR is a database of brownfield sites which are believed to be ready for housing-led development in the near future.

4.2 The BLR is kept in 2 parts -

- Part one is for sites categorised as previously developed land which are suitable, available and achievable for residential development.-
- Part two allows Local Planning Authorities to select sites from Part 1 and grant permission in principle for housing led development. Permission in principle will establish the fundamental principles of development in terms of the use, location and amount of development. However, planning permission is not granted until Technical Details Consent is applied for and approved.

The Council's BLR does not have any sites on Part 2 of the BLR. Appropriate consultation will take place, should any sites be considered for inclusion on part 2 of the register in the future.

4.3 The SHLAA and the BLR are reviewed annually to assess the status of sites within the city. The BLR is a subset of the SHLAA. The BLR status of SHLAA sites is shown within housing trajectory table, Appendix A. The complete BLR also contains archived BLR sites, this is a requirement of BLR legislation. For example these sites may have been delivered or now not considered suitable for inclusion within Part 1 or 2 of the BLR. The full BLR (including the status of archived sites) is published on the council websites annually. The BLR is published to a format in accordance with BLR legislation.

4.4 Following the updating of the BLR within the SHLAA2023 the following BLR 2022 sites have had their status updated accordingly.

- Site 1001: Land at Convent Lane, not available, archived within BLR;
- Site 1029: 52-54 George Street, not available, archived within BLR;
- Site 1084: 204 Chamberlain Road, not available - developed for other, archived within BLR.
- Site 190: Hollywell Close, implemented, archived within BLR\*
- Site 1022: 1-7 George Street, implemented, archived within BLR\*.
- Site 1099: 40-42 Dover Street, implemented, archived within BLR\*
- Site 1121: 458-464 Holderness Road, implemented, archived within BLR\*
- Site 1131: 374-376 Willerby Road, implemented, archived within BLR\*.

\*Sites implemented and excluded from the BLR 2023, remain within SHLAA 2023 housing supply.

The BLR identifies 46 sites of which 38 are shown within Appendix A. The SHLAA table within Appendix A only shows sites that are not archived.

**Appendix A:**

**SHLAA 2023 sites showing housing trajectory 2023 to 2036**

Appendix A: SHLAA2023 Housing Supply (2023 to 2036) - All Sites Suitable, Available, Developable as at 1/4/2023(Deliverable sites have potential to start in years 1 to 5)

Ref.	Address	Completed on site	Remaining capacity	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Five Year Supply	6 to 10 Year Supply	11 to 15 Year Supply	Planning Permission	Started	Brownfield Land Register Part1
<b>Local Plan Table 5.7: City Centre housing allocations.</b>														
2	Egginton Street	0	24	0	0	0	0	0	0	24	0	No	No	<input checked="" type="checkbox"/>
6	13 - 25 George Street	13	14	7	0	0	0	0	7	7	0	Yes	Yes	<input type="checkbox"/>
7	41 - 65 George Street (Upper Floors)	0	6	0	0	0	0	0	0	6	0	No	No	<input checked="" type="checkbox"/>
8	25 - 27 Dock Street	0	9	0	0	0	0	0	0	9	0	Yes	Yes	<input type="checkbox"/>
313	Baker Street Garage	0	55	0	0	0	0	0	0	55	0	No	No	<input checked="" type="checkbox"/>
318	31-53 Ferensway	0	249	0	0	0	0	0	0	249	0	Yes	No	<input checked="" type="checkbox"/>
373	Humber Quays.	0	200	0	0	0	0	0	0	200	0	No	No	<input checked="" type="checkbox"/>
376	"63-71 High Street, City Centre."	0	100	0	0	0	0	0	0	100	0	No	No	<input checked="" type="checkbox"/>
385	"Land to the west of Spring Street Ferensway."	0	150	0	0	0	0	0	0	150	0	No	No	<input type="checkbox"/>
398	"High Street East of Blaydes Staith, City Centre."	0	64	0	0	0	0	0	0	64	0	No	No	<input checked="" type="checkbox"/>
399	"2-5 High Street, City Centre."	0	33	0	0	0	0	0	0	33	0	Yes	Yes	<input type="checkbox"/>
405	"83-93 George Street, City Centre"	4	10	10	0	0	0	0	10	0	0	Yes	Yes	<input type="checkbox"/>
418	"25-30 Albion Street, City Centre"	0	34	0	0	0	0	0	0	34	0	Yes	Yes	<input type="checkbox"/>
428	"Land North of George Street, between Carroll Place and Trippet Street, City Centre"	0	67	0	0	0	0	0	0	67	0	No	No	<input checked="" type="checkbox"/>
429	Land To The West Of And Burnett House, Castle Street, City Centre.	0	17	0	0	0	0	0	0	17	0	No	No	<input checked="" type="checkbox"/>
450	84-102 Anlaby Road - Park Street.	0	82	0	0	0	0	0	0	80	0	No	No	<input type="checkbox"/>
503	Land to the east of Wincolmllee fronting the River Hull	0	200	0	0	0	0	0	0	200	0	Yes	Yes	<input type="checkbox"/>

Appendix A: SHLAA2023 Housing Supply (2023 to 2036) - All Sites Suitable, Available, Developable as at 1/4/2023(Deliverable sites have potential to start in years 1 to 5)

Ref.	Address	Completed on site	Remaining capacity	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Five Year Supply	6 to 10 Year Supply	11 to 15 Year Supply	Planning Permission	Started	Brownfield Land Register Part1
<b>Totals</b>				<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17</b>	1295	0			
<b>Local Plan Table 5.8: City Centre mixed use allocations with housing element.</b>														
194	Fruit Market Site A - LP Mixed Use Site 4	0	34	0	0	0	0	0	0	34	0	No	No	<input type="checkbox"/>
196	Fruit Market Site C - LP Mixed Use Site 5	0	40	0	0	0	0	0	0	40	0	No	No	<input type="checkbox"/>
198	Fruit Market Site D - Mixed Use Site 7 (residual)	0	18	0	0	0	0	0	0	18	0	No	No	<input checked="" type="checkbox"/>
316	Albion Square, Mixed Use Site M1.	0	226	0	0	90	90	46	226	0	0	Yes	No	<input type="checkbox"/>
784	Clarence Mills, Great Union Street St. Peter Street	0	240	0	0	0	0	0	0	240	0	No	No	<input type="checkbox"/>
785	Land at Tower Street/St. Peter Street, East bank of the River Hull North	0	210	0	0	0	0	0	0	210	0	No	No	<input type="checkbox"/>
787	Land at Tower Street St. Peter Street East bank of the River Hull South	0	390	0	0	0	0	0	0	390	0	No	No	<input checked="" type="checkbox"/>
1980	61-63 Humber Street Part Mixed use site 7	0	11	0	11	0	0	0	11	0	0	Yes	Yes	<input type="checkbox"/>
<b>Totals</b>				<b>0</b>	<b>11</b>	<b>90</b>	<b>90</b>	<b>46</b>	<b>237</b>	932	0			
<b>Local Plan Table 5.9: Newington and St Andrew's Area Action Plan housing allocations.</b>														
164	Land north of Anlaby Road between Gladstone Street and Argyle Street	0	160	0	0	0	0	0	0	160	0	No	No	<input type="checkbox"/>
296	Land to rear of 41-45 Albert Avenue	0	5	0	0	0	0	0	0	5	0	No	No	<input type="checkbox"/>
367	Land east of Hawthorn Avenue	129	112	40	36	36	0	0	112	0	0	Yes	Yes	<input type="checkbox"/>
370	Hawthorn Avenue - Former Amy Johnson Site	635	4	4	0	0	0	0	4	0	0	Yes	Yes	<input type="checkbox"/>
<b>Totals</b>				<b>44</b>	<b>36</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>116</b>	165	0			

Appendix A: SHLAA2023 Housing Supply (2023 to 2036) - All Sites Suitable, Available, Developable as at 1/4/2023(Deliverable sites have potential to start in years 1 to 5)

Ref.	Address	Completed on site	Remaining capacity	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Five Year Supply	6 to 10 Year Supply	11 to 15 Year Supply	Planning Permission	Started	Brownfield Land Register Part1
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**Local Plan Table 5.10: Holderness Road Corridor Area Action Plan housing allocations.**

17	Holderness House Holderness Road	0	15	0	15	0	0	0	15	0	0	Yes	No	<input type="checkbox"/>
20	Land between Ryehill Grove Wyton Grove and Exeter Grove	0	62	0	0	0	0	0	0	62	0	No	No	<input type="checkbox"/>
21	Land West of Poorhouse Lane South of Preston Road	0	114	0	36	36	36	6	114	0	0	Yes	Yes	<input type="checkbox"/>
22	Land South of Balham Avenue	0	100	0	0	50	50	0	100	0	0	No	No	<input type="checkbox"/>
170	106 to 108 Marfleet Avenue	0	9	0	0	0	0	0	0	9	0	No	No	<input type="checkbox"/>
254	Land surrounding Wath Grove	0	32	0	0	0	0	0	0	32	0	No	No	<input type="checkbox"/>
322	Land west of Middlesex Road	259	346	25	50	50	50	50	225	121	0	Yes	Yes	<input type="checkbox"/>
336	Land South of Preston Road and East of Marfleet Lane	86	406	75	75	75	75	75	375	31	0	Yes	Yes	<input type="checkbox"/>
<b>Totals</b>				<b>100</b>	<b>176</b>	<b>211</b>	<b>211</b>	<b>131</b>	<b>829</b>	255	0			

**Local Plan Table 5.11: Kingswood Area Action Plan housing development capacity.**

2001	Kingswood Riverside Site North	0	266	0	0	0	0	0	0	266	0	No	No	<input type="checkbox"/>
2002	Kingswood Riverside Site South	0	184	0	0	0	0	0	0	184	0	No	No	<input type="checkbox"/>
2003	Kingswood Land parcel Wawne View Phase 2	14	650	100	120	120	120	120	580	70	0	Yes	Yes	<input type="checkbox"/>
2008	Kingswood Land parcel Wawne View Site D	21	83	36	36	11	0	0	83	0	0	Yes	Yes	<input type="checkbox"/>
2017	Kingswood Land parcels H26	105	38	38	0	0	0	0	38	0	0	Yes	Yes	<input type="checkbox"/>
<b>Totals</b>				<b>174</b>	<b>156</b>	<b>131</b>	<b>120</b>	<b>120</b>	<b>701</b>	520	0			



Appendix A: SHLAA2023 Housing Supply (2023 to 2036) - All Sites Suitable, Available, Developable as at 1/4/2023(Deliverable sites have potential to start in years 1 to 5)

Ref.	Address	Completed on site	Remaining capacity	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Five Year Supply	6 to 10 Year Supply	11 to 15 Year Supply	Planning Permission	Started	Brownfield Land Register Part1
<b>Local Plan Table 5.12: Other West Hull housing allocations.</b>														
43	48 Pearson Park	0	6	0	0	0	0	0	0	6	0	No	No	<input checked="" type="checkbox"/>
51	20-24 Lambert Street	0	9	0	0	0	0	0	0	9	0	No	No	<input checked="" type="checkbox"/>
219	Land to rear of Goodfellowship Inn Pub Cottingham Road	0	8	0	0	0	0	0	0	8	0	No	No	<input checked="" type="checkbox"/>
226	173 to 187 Cottingham Road	0	35	0	0	0	0	0	0	35	0	No	No	<input checked="" type="checkbox"/>
234	Land west of Bishop Alcock Road (former William Gee School)	6	64	18	18	18	10	0	64	0	0	Yes	Yes	<input type="checkbox"/>
364	"Land between Stanley Street and Derringham Street, Spring Bank"	0	37	0	0	0	0	0	0	37	0	No	No	<input checked="" type="checkbox"/>
447	109- 111 Beverley Road - Upper floors	0	20	0	0	0	0	0	0	20	0	No	No	<input checked="" type="checkbox"/>
482	Brunswick Avenue	0	14	0	0	0	0	0	0	14	0	No	No	<input type="checkbox"/>
485	Former School of Architecture Building, Brunswick Avenue	0	75	0	0	0	0	0	0	75	0	No	No	<input type="checkbox"/>
561	Trinity House Grounds Calvert Lane.	0	166	36	36	36	36	22	166	0	0	Yes	Yes	<input type="checkbox"/>
721	Land Former Dane Park Primary School Dane Park Road Orchard Park	0	99	0	19	40	40	0	99	0	0	Yes	No	<input type="checkbox"/>
723	Land to East of Isledane, The Danes Residual of Hull Local Plan Housing Allocation H723	0	34	0	0	34	0	0	34	0	0	Yes	No	<input type="checkbox"/>
927	Land at 103 8th Avenue	0	10	0	0	0	0	0	0	10	0	No	No	<input checked="" type="checkbox"/>
<b>Totals</b>				<b>54</b>	<b>73</b>	<b>128</b>	<b>86</b>	<b>22</b>	<b>363</b>	214	0			

Appendix A: SHLAA2023 Housing Supply (2023 to 2036) - All Sites Suitable, Available, Developable as at 1/4/2023(Deliverable sites have potential to start in years 1 to 5)

Ref.	Address	Completed on site	Remaining capacity	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Five Year Supply	6 to 10 Year Supply	11 to 15 Year Supply	Planning Permission	Started	Brownfield Land Register Part1
<b>Local Plan Table 5.13: Other East Hull housing allocations.</b>														
42	Area of Change - North Bransholme	0	250	0	0	0	0	0	0	180	70	No	No	<input type="checkbox"/>
47	Kinderscout Close North Bransholme	0	25	0	0	0	0	0	0	25	0	No	No	<input type="checkbox"/>
65	Area at Leitholm Close, North Bransholme - Riverside Group Ltd	0	41	0	0	0	0	0	0	41	0	No	No	<input type="checkbox"/>
102	Area North of Grassington Close North Bransholme	0	14	0	0	0	0	0	0	14	0	No	No	<input type="checkbox"/>
106	Land North East of Highlands Health Centre, Cumbrian Way	0	45	0	0	0	0	0	0	45	0	No	No	<input type="checkbox"/>
120	Land to the east of Stoneferry Road, south west of Foredyke Avenue	0	28	0	0	0	0	0	0	28	0	No	No	<input checked="" type="checkbox"/>
137	Land north of Wansbeck Road East of Frome Road	0	16	0	0	0	0	0	0	16	0	No	No	<input type="checkbox"/>
190	Hollywell Close	0	10	0	0	0	0	0	0	9	0	Yes	Yes	<input type="checkbox"/>
192	Land north of Hopewell Road	0	9	0	0	0	0	0	0	9	0	No	No	<input type="checkbox"/>
804	Land to the south west of James Reckitt Library Holderness Road	12	20	0	0	0	0	0	0	20	0	Yes	Yes	<input type="checkbox"/>
805	Land at Minehead Road	0	150	0	0	0	0	0	0	150	0	No	No	<input type="checkbox"/>
861	Land to north of Danby Close, Howdale Road Part 1	0	432	0	0	0	0	0	0	360	72	No	No	<input type="checkbox"/>
862	Land to north of Danby Close, Howdale Road Part 2	0	270	0	0	0	0	0	0	144	126	No	No	<input type="checkbox"/>
914	Gleneagles Centre, Gleneagles Park	0	27	0	27	0	0	0	27	0	0	Yes	No	<input type="checkbox"/>
<b>Totals</b>				<b>0</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>1041</b>	<b>268</b>			

Appendix A: SHLAA2023 Housing Supply (2023 to 2036) - All Sites Suitable, Available, Developable as at 1/4/2023(Deliverable sites have potential to start in years 1 to 5)

Ref.	Address	Completed on site	Remaining capacity	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Five Year Supply	6 to 10 Year Supply	11 to 15 Year Supply	Planning Permission	Started	Brownfield Land Register Part1
<b>Large sites with extant planning permission, not allocated within Hull Local Plan.</b>														
1014	807-809 Hessle Road	0	7	0	0	0	0	0	0	7	0	Yes	Yes	<input type="checkbox"/>
1021	Perth Street Club 229 Perth Street West	0	9	0	0	0	0	0	0	9	0	Yes	Yes	<input type="checkbox"/>
1022	1-7 George Street	0	46	0	46	0	0	0	46	0	0	Yes	Yes	<input type="checkbox"/>
1030	Bedford Chambers 30 Scale Lane	7	15	0	15	0	0	0	15	0	0	Yes	Yes	<input type="checkbox"/>
1035	10-12 School Street	0	11	0	0	11	0	0	11	0	0	Yes	No	<input checked="" type="checkbox"/>
1042	High Flags Mills 192-200 Wincolmlee	22	21	0	0	0	0	0	0	21	0	Yes	Yes	<input type="checkbox"/>
1062	Rawling Way	0	24	0	24	0	0	0	24	0	0	Yes	No	<input checked="" type="checkbox"/>
1067	Wilberforce Court Alfred Gelder Street	0	160	0	40	40	40	40	160	0	0	Yes	No	<input type="checkbox"/>
1068	52A-54A Beverley Road	0	6	6	0	0	0	0	6	0	0	Yes	Yes	<input type="checkbox"/>
1069	2 3 4 5 And 6 Beech Grove and Land To Rear Of Beverley Road	0	49	0	49	0	0	0	49	0	0	Yes	Yes	<input type="checkbox"/>
1074	68 - 69 Wright Street	0	10	4	0	0	0	0	4	0	0	Yes	Yes	<input type="checkbox"/>
1088	Netherhall Wawne Road	0	22	0	22	0	0	0	22	0	0	Yes	No	<input type="checkbox"/>
1091	63 - 79 Albany Street (land To Rear Of)	0	6	6	0	0	0	0	6	0	0	Yes	Yes	<input type="checkbox"/>
1093	George House 67 - 73 George Street	0	47	47	0	0	0	0	47	0	0	Yes	Yes	<input type="checkbox"/>
1094	Margaret Street Car Park	0	11	0	11	0	0	0	11	0	0	Yes	No	<input type="checkbox"/>
1095	14 Bishop Lane	0	15	0	15	0	0	0	15	0	0	Yes	Yes	<input type="checkbox"/>
1098	497 Anlaby Road	0	5	5	0	0	0	0	5	0	0	Yes	No	<input type="checkbox"/>
1099	40-42 Dover Street	0	8	8	0	0	0	0	8	0	0	Yes	Yes	<input type="checkbox"/>

Appendix A: SHLAA2023 Housing Supply (2023 to 2036) - All Sites Suitable, Available, Developable as at 1/4/2023(Deliverable sites have potential to start in years 1 to 5)

Ref.	Address	Completed on site	Remaining capacity	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Five Year Supply	6 to 10 Year Supply	11 to 15 Year Supply	Planning Permission	Started	Brownfield Land Register Part1
1100	Victoria House Park Street	0	128	0	60	68	0	0	128	0	0	Yes	Yes	<input type="checkbox"/>
1101	Cooper House / Oast House The Maltings Silvester Street	0	33	33	0	0	0	0	33	0	0	Yes	Yes	<input type="checkbox"/>
1103	125 - 129 Spring Bank	0	6	0	6	0	0	0	6	0	0	Yes	No	<input type="checkbox"/>
1105	Amberdene Lodge 40 to 42 Boulevard	0	9	0	9	0	0	0	9	0	0	Yes	No	<input type="checkbox"/>
1109	Bridlington House - 4 Bridlington Avenue	0	9	0	9	0	0	0	9	0	0	Yes	No	<input checked="" type="checkbox"/>
1110	53-55 Beverley Road	0	9	0	9	0	0	0	9	0	0	Yes	No	<input type="checkbox"/>
1111	Floors 1 To 5 Europa House 184 Ferensway	0	63	0	0	0	0	0	0	63	0	Yes	No	<input type="checkbox"/>
1112	Anne Street/Osbourne Street	0	72	0	0	72	0	0	72	0	0	Yes	No	<input checked="" type="checkbox"/>
1116	75 - 81 George Street	0	47	0	47	0	0	0	47	0	0	Yes	No	<input type="checkbox"/>
1117	78 Spring Bank	0	8	0	8	0	0	0	8	0	0	Yes	No	<input type="checkbox"/>
1119	Prospect House Prospect Street	0	58	0	58	0	0	0	58	0	0	Yes	No	<input checked="" type="checkbox"/>
1121	458-464 Holderness Road	0	12	12	0	0	0	0	12	0	0	Yes	Yes	<input type="checkbox"/>
1124	Barnes Way Land To East Of	0	157	0	36	40	40	41	157	0	0	Yes	No	<input type="checkbox"/>
1125	Hull Marina, Kingston Street Kingston Upon Hull	0	15	15	0	0	0	0	15	0	0	Yes	No	<input type="checkbox"/>
1126	Bedford Street/Mount Pleasant	0	10	0	10	0	0	0	10	0	0	Yes	No	<input type="checkbox"/>
1127	Land Adjacent Purple House - Preston Road	0	24	0	24	0	0	0	24	0	0	Yes	No	<input type="checkbox"/>
1128	Coronation Road North	0	48	0	24	24	0	0	48	0	0	Yes	No	<input type="checkbox"/>
1129	466 Beverley Road	0	8	0	8	0	0	0	8	0	0	Yes	No	<input type="checkbox"/>
1130	Lindsey Place Anlaby Road	0	36	0	36	0	0	0	36	0	0	Yes	Yes	<input type="checkbox"/>

Appendix A: SHLAA2023 Housing Supply (2023 to 2036) - All Sites Suitable, Available, Developable as at 1/4/2023(Deliverable sites have potential to start in years 1 to 5)

Ref.	Address	Completed on site	Remaining capacity	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Five Year Supply	6 to 10 Year Supply	11 to 15 Year Supply	Planning Permission	Started	Brownfield Land Register Part1
1131	374-376 Willerby Road	0	7	7	0	0	0	0	7	0	0	Yes	Yes	<input type="checkbox"/>
1132	14 Albion Street	0	11	0	11	0	0	0	11	0	0	Yes	No	<input type="checkbox"/>
1133	Silvester House - Silvester Street	0	14	0	14	0	0	0	14	0	0	Yes	No	<input type="checkbox"/>
1134	Land To East Of Sutton House - Kingfisher Rise	0	11	0	11	0	0	0	11	0	0	Yes	No	<input type="checkbox"/>
1135	Transport House - 19-21 James Reckitt Avenue	0	28	12	16	0	0	0	28	0	0	Yes	Yes	<input type="checkbox"/>
1136	36 New Bridge Road	0	8	0	8	0	0	0	8	0	0	Yes	No	<input checked="" type="checkbox"/>
1137	Ellerburn Avenue - Corner Of Orchard Park Road	0	25	0	25	0	0	0	25	0	0	Yes	No	<input checked="" type="checkbox"/>
1138	Land Adjacent To No 46 Aberdeen Street	0	5	0	5	0	0	0	5	0	0	Yes	No	<input checked="" type="checkbox"/>
1139	East Hull United Reformed Church - James Reckitt Avenue / Clifford Avenue	0	6	6	0	0	0	0	6	0	0	Yes	Yes	<input type="checkbox"/>
1140	107 Falkland Road - Goat And Compass	0	16	0	16	0	0	0	16	0	0	Yes	No	<input checked="" type="checkbox"/>
1141	Land At Padstow Close	0	24	0	24	0	0	0	24	0	0	Yes	No	<input type="checkbox"/>
1142	77 - 79 South Bridge Road	0	12	0	12	0	0	0	12	0	0	Yes	Yes	<input type="checkbox"/>
1143	61 Market Place	0	6	6	0	0	0	0	6	0	0	Yes	No	<input type="checkbox"/>
1144	48 Spring Bank	0	5	0	5	0	0	0	5	0	0	Yes	No	<input type="checkbox"/>
1145	Burnett House Castle Street	0	30	0	0	0	30	0	30	0	0	Yes	No	<input type="checkbox"/>
<b>Totals</b>				<b>167</b>	<b>713</b>	<b>255</b>	<b>110</b>	<b>81</b>	<b>1326</b>	100	0			

Appendix A: SHLAA2023 Housing Supply (2023 to 2036) - All Sites Suitable, Available, Developable as at 1/4/2023(Deliverable sites have potential to start in years 1 to 5)

Ref.	Address	Completed on site	Remaining capacity	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Five Year Supply	6 to 10 Year Supply	11 to 15 Year Supply	Planning Permission	Started	Brownfield Land Register Part1
<b>Large sites without extant planning permission, not allocated within Hull Local Plan.</b>														
297	363 Anlaby Road	0	6	0	0	0	0	0	0	6	0	No	No	<input checked="" type="checkbox"/>
377	"Oriel House, 49 High Street."	0	33	0	0	0	0	0	0	33	0	No	No	<input checked="" type="checkbox"/>
835	480 - 498 Beverley Road	0	22	0	0	0	0	0	0	22	0	No	No	<input checked="" type="checkbox"/>
1004	Land at Former New York Hotel Anlaby Road	0	24	0	0	0	0	0	0	24	0	No	No	<input checked="" type="checkbox"/>
1007	Darley Arms William Street	0	6	0	0	0	0	0	0	6	0	No	No	<input type="checkbox"/>
1023	135-141 George Street	0	18	0	0	0	0	0	0	18	0	No	No	<input checked="" type="checkbox"/>
1026	1183 Holderness Road	0	5	0	0	0	0	0	0	5	0	No	No	<input type="checkbox"/>
1027	95 Spring Bank	0	5	0	0	0	0	0	0	5	0	No	No	<input type="checkbox"/>
1031	54-56 King Edward Street 31-33 Waltham Street	0	6	0	0	0	0	0	0	6	0	No	No	<input type="checkbox"/>
1036	121 - 123 Sharp Street	0	5	0	0	0	0	0	0	5	0	No	No	<input checked="" type="checkbox"/>
1040	147-149 Beverley Road	0	6	0	0	0	0	0	0	6	0	No	No	<input type="checkbox"/>
1050	Windmill Hotel 56 Witham	0	5	0	0	0	0	0	0	5	0	No	No	<input type="checkbox"/>
1052	City Temple 161 Hessle Road	0	18	0	0	0	0	0	0	18	0	No	No	<input type="checkbox"/>
1054	186-188 Hessle Road	0	6	0	0	0	0	0	0	6	0	No	No	<input checked="" type="checkbox"/>
1057	22 Park Street	0	16	0	0	0	0	0	0	16	0	No	No	<input checked="" type="checkbox"/>
1066	7 Wellington Street	0	7	0	0	0	0	0	0	7	0	No	No	<input type="checkbox"/>
1070	East Hull Swimming Pool Holderness Road	0	24	0	24	0	0	0	24	0	0	No	No	<input type="checkbox"/>
1071	36 George Street	0	5	0	0	0	0	0	0	5	0	No	No	<input type="checkbox"/>

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Ref.	Address	Completed on site	Remaining capacity	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Five Year Supply	6 to 10 Year Supply	11 to 15 Year Supply	Planning Permission	Started	Brownfield Land Register Part1
1073	Clarendon Hotel Public House 1-5 Londesborough Street	0	5	0	0	0	0	0	0	5	0	No	No	<input type="checkbox"/>
1076	115 Grafton Street	0	9	0	0	0	0	0	0	9	0	No	No	<input type="checkbox"/>
1077	30 Grey Street & Land Rear Of 32 Grey Street	0	7	0	0	0	0	0	0	7	0	No	No	<input checked="" type="checkbox"/>
1083	The Schooner 172 Anlaby Park Road South	0	8	0	0	0	0	0	0	8	0	No	No	<input checked="" type="checkbox"/>
1115	9-11 Chapel Lane	0	36	0	0	0	0	0	0	36	0	No	No	<input type="checkbox"/>
<b>Totals</b>				<b>0</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>24</b>	258	0			
<b>SHLAA2023 Supply Totals</b>				<b>556</b>	<b>1216</b>	<b>851</b>	<b>617</b>	<b>400</b>	<b>3640</b>	4780	268			





**Appendix B:**

**SHLAA 2023 Sites not within 2023 to 2036 housing supply**



## SHLAA 2023 Sites not within 2023 to 2036 housing supply

SHLAA Reference	Address	Suitable	Available	Achievable
32	Lambert Street Church	Yes	Yes	No
173	St Bedes, Wivern Road	Yes	No	No
197	Brandsby Grove	Yes	No	No
212	Land South of Goddard Avenue, east of Chanterlands Avenue.	No	Yes	No
291	114 Blenheim Street	Yes	No	No
310	Surface car park North of Pryme Street	Yes	No	No
331	Land to East and West of Marfleet Avenue	Yes	No	No
365	Land between Stanley Street and Derringham Street, Spring Bank	Yes	No	No
400	Blaydes Dock, City Centre.	Yes	No	No
497	Francis Street Car Park	No	No	No
522	40 Margaret Street	Yes	Yes	No
565	Dismantled railway junction, east of Calvert Lane.	No	No	No
606	Smith and Nephew Sports ground, Kendal Way.	No	Yes	No
703	Golf Links Road Nursery.	Yes	No	No
757	Haworth Park playing fields. Open Space 194.	No	Yes	No
1001	Land at Convent Lane, Anlaby Road. HU3 2SA	No	Yes	No
1002	Great Thornton Street Gap Site A, HU3 2LY	No	Yes	No
1003	Great Thornton Street Gap Site B, HU3 2JH	No	Yes	No
1006	Myton Centre, Porter Street	Yes	No	No
1015	405-411 Anlaby Road (formerly West Park Hotel)	Yes	Yes	No
1043	The Basin St Andrews Dock	No	Yes	No
1044	Land to west of Gibson Street, east of Bridlington Avenue	No	Yes	No
1045	Cannon Street	No	Yes	No
1047	Former Birds Eye Factory, Hessle High Road	No	No	No
1118	Insurance Building St Andrews Dock	No	Yes	No



# Appendix C

## Disclaimer

The information in this SHLAA is subject to the disclaimers set out below. The following disclaimer applies without prejudice.

- The identification of sites, buildings or areas within this SHLAA does not mean that the Council will grant planning permission for residential development or allocate for housing development. The exclusion of sites from the SHLAA does not preclude their development for residential use.
- All planning applications, including those for residential development, will be determined in accordance with the development plan, unless material considerations indicate otherwise.
- The inclusion of sites within the SHLAA does not preclude use or development for other purposes.
- The boundaries shown are based on information available at the time of the preparation of the survey. They do not represent an absolute area for any future proposals.
- The SHLAA represents an estimate of when sites could come forward for development. It does not mean that applications which come forward at different times will be refused on that basis.
- The SHLAA uses the information that was available at the time of the study. The Council does not accept liability for any omissions or factual inaccuracies that may be contained within the SHLAA. Applicants for planning permission are advised to carry out their own assessments and analysis of any site and not rely on the information within the SHLAA.
- Where the site capacity identified in the SHLAA is based on the surrounding neighbourhood density, this should not be taken as the level of housing which will be most appropriate for the site. The density of any planning application will be assessed through the normal planning process and the SHLAA will not represent an over-riding justification for any particular density.
- The Council intends the SHLAA to be a 'living' document which is subject to annual review. Therefore information may become out-of-date. Should the document require updating at a greater frequency the council reserves the right to do so.