

## Appendix I: Disclaimers

- 1.1 In relation to the information contained within this report (and any other report relating to the findings of Hart District Council's Strategic Housing Land Availability Assessment (SHLAA), the Council makes the following disclaimer, without prejudice.
- 1.2 The identification of potential housing sites, buildings or areas within the SHLAA does not state or imply that the Council would necessarily either allocate a site within the emerging Hart Local Development Framework (LDF) and/or grant planning permission for development. All planning applications incorporating residential development will continue to be treated against the appropriate development plan and other relevant material considerations.
- 1.3 The inclusion of potential housing sites, buildings or areas within the study does not preclude them from being developed for uses other than housing. The boundaries that are attached to sites, buildings and areas are based on the information available at the time. The SHLAA does not limit an extension or contraction of these boundaries for the purposes of a planning application.
- 1.4 The exclusion of sites, buildings or areas from the study (either because they were never identified or have been discounted) does not preclude the possibility of planning permission for residential development being granted on them. It is acknowledged that sites will continue to come forward (particularly small sites) that will be suitable for residential development that have not been identified in the SHLAA.
- 1.5 The categorisation of sites in terms of when they may come forward (short, medium or long term) is based on Officers views held at the time of the study. Circumstances or assumptions may change which may mean that sites could come forward sooner or later than originally envisaged. The SHLAA does not prevent planning applications being submitted on any sites identified or excluded within it at any time.
- 1.6 The information that accompanies the SHLAA is based on information that was available at the time of the study and there may be some omissions and/or factual inaccuracies which the Council does not take liability for. Therefore, users of the study findings will need to appreciate that there may be additional constraints on some sites that were not identified at the time of the survey and that planning applications will continue to be treated on their own merits at the time of the planning application rather than on the information contained within the assessment. Likewise, some of the identified constraints may have been removed since the information was compiled. Issues may arise during the course of a detailed planning application that could not or were not foreseen at the time of the study. For example, the SHLAA may identify a site as having no contamination but detailed ground investigations identifies that it has during the preparation of a planning application. Applicants were therefore advised to carry out their own analysis

of sites to identify any constraints or other information for the purposes of a planning application and not rely solely on the findings of the SHLAA.

- 1.7 The capacity identified on the sites either relates to the numbers granted within a planning permission (where applicable) or is an estimate based on an appropriate density for the site in question. In arriving at these densities, Officers have taken into account national, regional and local planning guidance along with issues around local character and general views on the site. However, the capacities identified do not preclude proposed densities being either increased or decreased on sites. Nor does it mean that the densities envisaged within the assessment would be appropriate and these would need to be assessed through the normal planning process when submitting a planning application.
- 1.8 The study has a base date of April 2008 and the findings are only a 'snap shot' of information held at that time. Therefore, some of the information held on the database will be subject to change over time. For example, sites that are identified as not having planning permission may have secured permission since the information was compiled, whilst planning permissions may have lapsed on other sites. The Council intends to update the SHLAA within the Annual Monitoring Report (AMR) process.
- 1.9 Overall, sites identified in this report and its appendices have no additional planning status and inclusion in the SHLAA does not infer a presumption of planning approval for residential development on any site.

## Appendix 2: CLG Guidance SHLAA methodological summary

