

## SHLAA Non-Runners List

Further to the sites fully assessed as part of the SHLAA process, some submitted sites are considered to be “non runners”. Advice regarding such sites has been provided in the Planning Advisory Service document *Strategic Housing Land Availability Assessment - Frequently Asked Questions* (Jan 2008). The approach advocated in this advice and now taken by SADC was supported during an advisory visit by David Vickery from the Planning Inspectorate in November 2009 and so has been adopted for this Final SHLAA 2009.

### Strategic Housing Land Availability Assessment - Frequently Asked Questions

*Para 14) what should we do about sites which are considered “non runners” in terms of planning policy?*

*There is nothing in the LDF system or the SHLAA guidance which obliges the authority to assess obvious non-runner sites in detail, whether for sustainability appraisal or in the SHLAA. The assessment partnership should sieve out sites which are patent non-runners, identify concisely the reasons, list them and record the fact that they have not been assessed further within the SHLAA report. They should then be taken no further in assessment, whether in the SHLAA, SA or consideration of alternatives. This applies whenever sites are advanced during the plan-making process.*

At first, all submitted sites were initially assessed in detail, even when they were patent non-runners, due to unfamiliarity with the SHLAA process and a desire not to unreasonably rule sites out. Over time, particularly with the publication of the FAQ and the subsequent support of such an approach to non-runners by the planning inspectorate, this new early sifting process is now in place.

### Non-Runners

Non-Runner Ref	Site Address	Site Owner / Agent	Reasons Not Considered Further
1	Land West Of Hatfield, Nr St Albans	Cemex UK / Barton Willmore	This extremely large site is a greenfield Green Belt site in open countryside, not adjoining any settlement in the district. Additionally, its development, either in whole or in part, would significantly erode the sensitive gap between St Albans and Hatfield.
2	Eaton Lodge, Punch Bowl Lane, Hemel Hempstead	DLA	This site comprises an isolated residential address and its adjoining fields outside Hemel Hempstead, in the Green Belt and clearly does not represent an appropriate location for residential development. Additionally, given the proximity to oil storage tanks at Buncefield, this site is not considered an appropriate location for additional residential development.
3	The Cottage, Bucknalls Lane, Bricket Wood	PPS	The entire site consists of mature TPO protected trees, immediately adjoining Ancient Woodlands and the SSSI on Bricket Wood common.
4	Roehyde, West of Hatfield	Moult Walker	This large site is a (predominantly) greenfield Green Belt site along the west side of the A1M, not adjoining any settlement in the district. Additionally, its development, either in whole or in part, would significantly erode the sensitive gap between St

## Appendix 15 – Non-Runners List

			Albans and Hatfield.
5	Poplars Field, Harperbury Lane	CGMS Consulting	This large site is a greenfield Green Belt site to the west side of Harperbury Hospital, not adjoining any settlement in the district.