



Good Practice

Objective

<p>Rural Affordable Housing Strategic Housing Land Availability Assessment and site appraisal project</p>	<p>Cornwall Council has developed a toolkit working with parishes to promote comprehensive site identification in high need rural priority parishes.</p>
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Detail

The approach uses the [SHLAA guidance](#) but focusing on land for affordable housing in the following way:

1. Parishes with high levels of need keen to work in partnership to deliver affordable housing are identified.
2. Research records all land registry land ownerships in the settlements and surrounding area
3. A media campaign is organised including radio interview, press release, posters and targeted letters addressed to all land owners seeks land for affordable housing purposes
4. All potential sites are reviewed by a dedicated planning resource including those put forward by land owners
5. The sites are appraised and scored
6. Sites with potential are shared with the parish and land owners are encouraged to come forward and either promote their sites for development to the parish or offer sites for purchase/ development
7. The parishes are involved in site selection. The SHLAA approach creates competition between land owners to keep land values competitive and avoids abortive work on sites with no land owner interest.

Outcomes

The approach can have financial implications, dependent upon the level of in house staffing resources.

The approach requires:

Dedicated planning resources – outsourced in Cornwall’s case; landscape consultant’s appraisal (important for AONB areas).

Cornwall Council is currently exploring a model to provide some assistance to land owners to help underwrite their abortive costs with funds for successful schemes being recycled.

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