



Good Practice

Objective

Call for land for exception sites	To identify suitable land for exception sites
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Detail

An advert is placed in the local press and landowners and agents are contacted to ask for land to come forward in a certain settlement. All the land is then recorded on a map. Planning officers conduct a desktop study to eliminate those sites that do not meet planning policy criteria (i.e not related to the village, allocated employment land). The remaining sites are then subject to a site visit which is carried out with the Parish Council, planning and highways officers. A discussion on each site is had on the constraints and benefits. The Parish Council states their preferences and this is scored into the matrix. The site with the most points is then taken forward for development. The process aims to be as transparent as possible for all parties involved.

Conducting a call for land is the responsibility of Housing Strategy but involves planning and highways officers and Parish Councils. The Council’s role is to select the most suitable site and keep the Parish council informed. There is no capacity or financial implications as the assessment only involves a press release and site visits. The call for land identifies a number of sites for consideration rather than relying on one site. This reduces the scarcity of land and reduces the barrier of land value as if one landowner is asking too much for his land another site can then be investigated.

Outcomes

The process has enabled NKDC to bring more sites forward and out of them choose the most suitable site for development. In villages there is rarely a lot of land put forward for housing due to policy therefore the call for land has allowed us to build up a database of land. This has then been fed into the [SHLAA](#) process in order to identify land for the [Local Development Framework](#).

The process has allowed us to be proactive by choosing settlements and then looking for land rather than just responding to a site that has been put forward regardless of whether the settlement is a priority or not. There is a danger with this approach of just using a site just because it is available rather than looking at the sustainability and needs of the village.

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