

**Committee: Planning Policy Working Group**

**Agenda Item**

**Date: 16 December 2015**

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**Title: Call for Sites and Strategic Land Availability Assessment**

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## Summary

1. Following the Call for Sites in April and May 2015, details of the sites submitted have been published on the Council website. The Council is currently assessing each of these sites as part of the Strategic Land Availability Assessment (SLAA). The methodology for the SLAA was subject to consultation in August and September. Details of that consultation and the final methodology are attached.

## Recommendations

2. That Members note that the maps of the sites submitted under the call for sites have been published on the Council website and that an assessment of the sites will be published early 2016.

## Financial Implications

3. None

## Background Papers

None

## Impact

- 4.

Communication/Consultation	The sites submitted under the Call for Sites and the interim SLAA are/will be published on the website.
Community Safety	N/A
Equalities	N/A
Health and Safety	N/A
Human Rights/Legal Implications	N/A
Sustainability	The assessment of the sites includes

	consideration of the sustainability of the site.
Ward-specific impacts	ALL
Workforce/Workplace	N/A

## Situation

5. A Call for Sites took place between 1 April and 1 June 2015. The 'Call for Sites' is an opportunity for developers, landowners, individuals and other interested parties to suggest residential and employment sites within Uttlesford District for development. The suggested sites will be used to inform the preparation of the site allocations within the Local Plan. The call for sites exercise will not in itself determine whether a site should be allocated for development.
6. Details of the sites submitted through the Call for Sites are available on the website at [www.uttlesford.gov.uk/callforsites](http://www.uttlesford.gov.uk/callforsites). There is an interactive map showing all the sites. There is also a PDF document for each parish where sites have been submitted which shows a map of the parish with the sites identified; a list of the sites with their address and details of the type of development being proposed; and a map for each site.
7. The Council is no longer accepting sites through the Call for Sites process.
8. The Council is not yet in a position to take a view on the suitability or otherwise of any of the sites. The Council will prepare an interim assessment of each site based on the criteria set out in the Strategic Land Availability Assessment (SLAA) Methodology. All the interim assessments will be posted on the Council's website and Town and Parish Councils and site promoters asked to comment on matters of fact. Any factual errors will be amended and any comments noted on the site assessment form.
9. The interim SLAA considers sites from a range of sources as set out in the methodology. The first phase of assessments will deal with sites submitted through the call for sites with sites from other sources to follow. The finalised Strategic Land Availability Assessment will then be published later in 2016.
10. The Draft Strategic Land Availability Assessment methodology was published for consultation on 21 August and closed on 2 October. Representations were received from 15 organisations. A summary of the comments received on the draft methodology and officer responses is appended to this report, as is the final methodology statement.
11. In assessing the development potential of a site, the Council needs to assess the "suitability", "availability" and "achievability" of a site.
12. In considering the suitability of the site, the site's location will be considered against the following issues - policy constraint, flood risk, noise, pollution, natural environment, historic environment, accessibility, and land uses on the site.

13. A site is considered available if, on the best information available, there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners.
14. A site is considered to be achievable if there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and whether there are any costs or constraints which may affect the viability of the site.
15. These assessments will provide the information on which a judgment can be made whether a site can be considered “deliverable”, “developable” or not currently developable. To be considered
  - “deliverable” – a site is available now, offers a suitable location for housing or employment development now and there is reasonable prospect that development will be delivered on site within 5 years from the date of adoption of the plan, and
  - “developable” – a site should be in a suitable location for housing or employment development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time i.e. it is achievable.
  - A site ‘not currently developable’ is a site considered neither deliverable nor developable as defined above.

## Risk Analysis

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Risk	Likelihood	Impact	Mitigating actions
That the Council does not have an adequate supply of deliverable and developable sites	1. Little or no risk or impact	The Council would be unable to allocate sufficient land to meet its housing target in the Local Plan and be subject to speculative planning applications	Work with the landowners or their agents, consultees and any other relevant partners to overcome constraints on sites identified as not currently developable

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.