

# **STRATEGIC LAND AVAILABILITY ASSESSMENT 2015**

## **Housing and Employment Land**

### **Methodology**

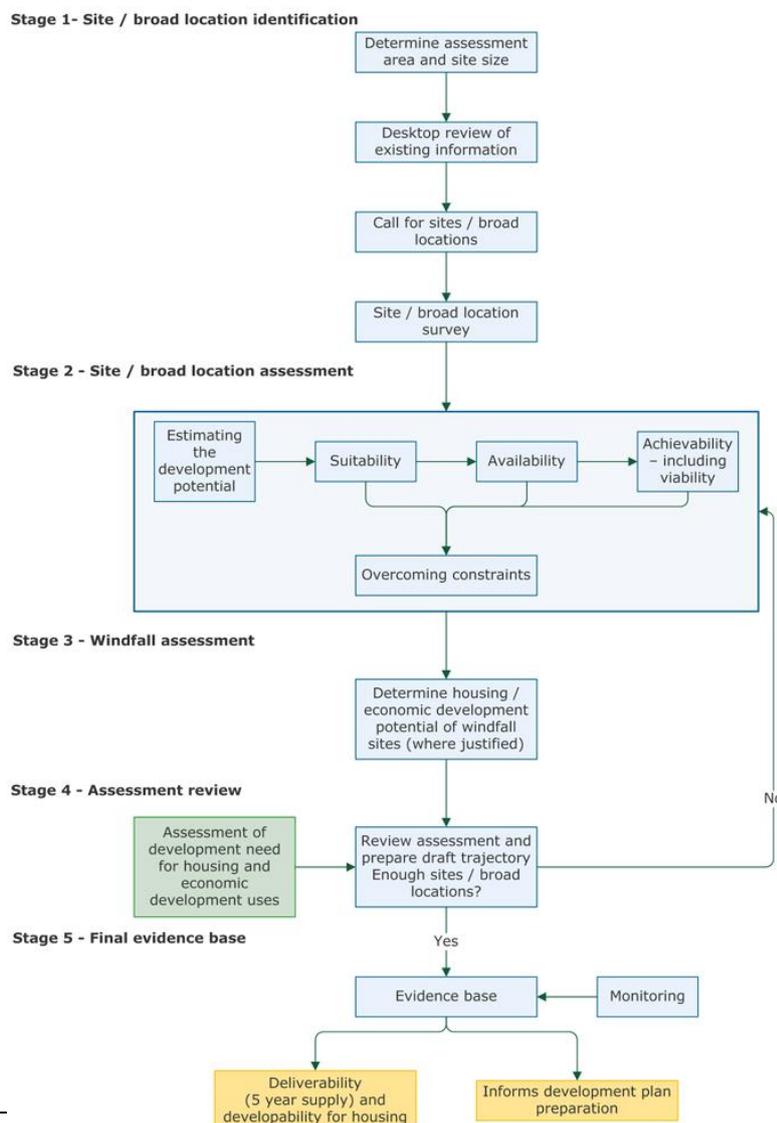
**December 2015**

## Strategic Land Availability Assessment 2015: Housing and Employment Land Methodology

### Introduction

The Council first prepared a Strategic Housing Land Availability Assessment (SHLAA) in 2008 and the methodology was based on the Practice Guidance produced by the Department of Communities and Local Government (DCLG) in July 2007. National guidance on SHLAA has since been amended and is now set out in the Planning Practice Guidance (PPG) on 'Housing and economic land availability assessment'.<sup>1</sup> The methodology is very similar to that set out in 2007. The draft methodology was subject to consultation with house builders/agents and property agents, Essex County Council and neighbouring local authorities, social landlords, town and parish councils and national agencies. The results of the consultation and this final methodology were presented to the Planning Policy Working Group on 16 December 2015.

The methodology set out in the Planning Practice Guidance is as follows.



<sup>1</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>

## **Stage 1 – Site / broad locations identification**

### **Determine assessment area and site size**

#### 1.1 Assessment Area

Although Planning Practice Guidance is that the assessment should cover the housing market area, the area selected for this assessment is the district area. Uttlesford lies within a housing market area made up of Epping Forest, Harlow, East Herts District Councils and ourselves. The other authorities in the housing market area all have a published SHLAA<sup>2</sup> and the methodology used is based on the DCLG Practice Guidance July 2007, so together there is an assessment which covers the housing market area.

#### 1.2 Involvement of Key Stakeholders

The Council will consult with the following bodies on the methodology of preparing SLAA as required by the PPG at paragraph 008. Appendix 1 lists the bodies and groups consulted.

Developers	Housing Associations
Land promoters	Essex County Council
Local property agents	Environment Agency
Town and Parish Councils	Highways England
Chambers of Commerce	Historic England
Other authorities in the Housing Market Area	Natural England
Neighbourhood Plan Steering Groups	

The assessment of the sites will be undertaken by officers.

The SLAA is a technical study rather than a decision-making document and therefore no public consultation on SLAA sites will be held. However, it is proposed that the draft SLAA assessments will be sent to the relevant Parish or Town Council and Neighbourhood Plan Steering Groups and site promoters for comment as part of the fact-checking and quality control exercise.

#### 1.3 Sites to be assessed

The assessment will consider all sites and broad locations capable of delivering five or more dwellings.

The SLAA will cover the sources of sites set out below and the databases and documents used to identify the sites. .

No types of existing land use will be specifically excluded from the SLAA

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<sup>2</sup> Epping Forest District Council published a SHLAA in 2012. <http://www.eppingforestdc.gov.uk/index.php/home/file-store/category/107-methodology>

Harlow Council published a SHLAA in 2014

<http://www.harlow.gov.uk/sites/harlow.gov.uk/files/Strategic%20Housing%20Land%20Availability%20Assessment%202014.pdf>

East Herts District council published an initial report on the SHLAA in 2012

<http://www.eastherts.gov.uk/index.jsp?articleid=26553>

Source of Sites	Source of Information
<b>Sites in planning process</b>	
Existing housing development allocations and site development briefs not yet with planning permission	Annual residential land availability survey
Planning permissions for housing development that are unimplemented or under construction	Annual residential land availability survey
Planning applications which have been refused or withdrawn	Planning application records
<b>Sites not currently in planning process</b>	
Land in the local authority's ownership	Review of UDC garage sites Land Terrier (record of our land and property holding)
Surplus and likely to become surplus public sector land	Register of Surplus Public Sector Land.
Vacant and derelict land and buildings	National Land Use Database Valuation Office database LPA vacant property registers
Additional opportunities in established uses (eg making productive use of under-utilised facilities such as garage blocks).	Review of UDC garage sites
Sites in rural locations	Call for Sites
Additional housing opportunities adjacent established residential areas.	Call for Sites
Large scale redevelopment and redesign of existing residential or economic areas	Development Opportunity Sites Neighbourhood Plans
Sites in and adjoining villages or rural settlements and rural exception sites	Call for Sites Housing Associations/ Uttlesford Housing Enabling Officer Parish Plans Neighbourhood Plans
Potential Urban Extensions and new freestanding settlements	Call for Sites

The Council undertook a Call for Sites between April and June 2015, The 'Call for Sites' was an opportunity for developers, landowners, individuals and other interested parties to suggest sites within Uttlesford District for development. Details on the Call for Sites can be found at [www.uttlesford.gov.uk/callforsites](http://www.uttlesford.gov.uk/callforsites)

Having identified the sites to be assessed a desktop review will be undertaken reviewing information on current policy restrictions; environmental conditions such as

flooding and air noise; impact on biodiversity, landscape, historic environment and resources; access to services, physical problems or limitations and existing uses on the site which would be lost. These are listed in more detail in the next stage.

**Stage 2 – Site/broad location assessment**  
**Estimating the development potential of each site/broad location**

2.1 Site Capacity

Where provided, the site capacity suggested by the owner/agent will be used; otherwise the residential capacity of the site will be calculated as set out below. If the capacity of a site is shown as a range between two figures, the lower figure of the range will be used in calculating the final deliverability or developability of a site to ensure that overall, sufficient sites are identified to meet the Council’s requirement.

When the Council undertook the Urban Capacity Study in 2002 it looked at the density of various generic housing types, the character of the area of the settlement and applied the relevant density assumption. The ranges of densities applied in the Urban Capacity Study are shown in the table below.

Housing Type	Lowest Density	Highest Density
Low density detached, linked and semi detached	30	32
Terraced housing	35	67
Flats	60	122
Mixed flats and houses	50	66

Although the study was undertaken some time ago it is considered that the above table presents a tried and tested methodology which can be applied to the SLAA. The density standards set out in the following table have therefore been applied. Although there is no minimum density set by Government, the density standards reflect existing local densities and it is considered appropriate that they are applied for the purposes of the SLAA as a guide only and to ensure that the capacity of sites can be assessed equally.

Location	Density Dwlg/ha (net)	Justification
Within Saffron Walden or Great Dunmow	35-67	Allows for a mix of housing types of houses, terraces and flats
Within a village	30-50	Respects the rural character of Uttlesford
Adjacent to any settlement	30-50	Respects the rural character of Uttlesford
New settlement	30-67	Allows for a mix of housing types of houses, terraces and flats

The estimation of housing potential will be based on the net developable area of each identified site. Smaller sites will typically make use of existing roads and facilities, potentially enabling up to 100% of the site area to be developed for housing. However, the area for housing development on larger sites may be reduced through the provision of internal access roads and strategic open space or landscaping.

It is proposed to apply the following gross to net ratios in calculating the net developable area for sites identified in the SLAA. These ratios were used for Regional Annual Monitoring Report, which although no longer produced are considered a sound approach. It includes an additional ratio for larger sites to reflect the additional land uses provided within such sites.

Site size	Gross to net ratio standards
Up to 0.4 hectare	100%
0.4 to 2 hectares	90%
2 to 15 hectares	75%
15 hectares and above	60%

Where the capacity of employment development is not provided this will be estimated at a plot ratio of 40% (i.e. 4000m<sup>2</sup> of floorspace per hectare), which is based on the figure used in the Employment Land Review (UDC April 2011).

## 2.2 Assessment of suitability; availability and achievability

In assessing the development potential of a site, the Council needs to assess the “suitability”, “availability” and “achievability” of a site. This 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 development now and there is reasonable prospect that housing 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 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.<sup>3</sup>
- A site 'not currently developable' is a site considered neither deliverable nor developable as defined above.

Although these definitions apply to residential development a similar assessment will be made for employment development.

### 2.2.1 Suitability

The council will assess the suitability of each site by considering its location against the following factors. This is a factual assessment and Appendix 2 sets out the questions, the answers to which will be used to assess the suitability of the site. The questions deal with the following areas:-

- Policy constraint
- Flood risk
- Noise
- Pollution
- Natural environment
- Historic environment
- Accessibility
- Other land uses on the site

### 2.2.2 Availability

A site is considered available if, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners.

The call for sites form requested information on the ownership of the site and evidence to demonstrate that the land is available such as a signed statement from all the landowners. Any information on legal or ownership issues was also requested.

### 2.2.3 Achievability

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 the capacity of the developer to deliver the site.

Historically, viability has not been a significant barrier to housing delivery in Uttlesford District. This is underpinned by the high residential values achieved in the District. The current housebuilding seen in the District indicates that the recent recession has not impacted on housebuilding in Uttlesford.

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▪ <sup>3</sup> Source: NPPF Footnotes 11 and 12 and paragraph 47.

The call for sites form requested information on whether there were any constraints which need to be overcome which may prejudice availability. A judgement will be made as whether there are-

- any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability; or
- any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability; or
- any specific infrastructure requirements which need to be provided which may prejudice viability

Using the SLAA to assess whether settlement scale developments are developable is more difficult and possibly not the most appropriate method. Garden City Developments CIC are meeting with the developers promoting new settlement scale developments and a detailed assessment of the submission in relation to garden city principles will be published. The sites will also be subject to a Sustainability Appraisal. Members and Officers will need to carefully consider the documents accompanying the call for sites submission. The technical nature of the documents may require the commissioning of specialists (for example in ecology, transport, flood risk, and financial viability) to provide an assessment.

### 2.3 Overcoming Constraints

The SLAA is a 'live' document and the Local Authority will look at any identified constraints to development on suitable sites i.e. those found to be not currently developable, and consider whether there are ways to overcome them. The Local Authority will work with the landowners or their agents, consultees and any other relevant partners to determine the potential to overcome these constraints. The SLAA will be updated annually with any information obtained during the year as part of the Monitoring Report.

### **Stage 3: Windfall Sites**

#### **Determining the housing potential of windfall sites where justified**

The Council applies a windfall allowance of 50 dwellings per year. The evidence on its windfall allowance is set out in 'Consideration of a windfall allowance for Uttlesford June 2014' which can be found at [www.uttlesford.gov.uk/backgroundstudies](http://www.uttlesford.gov.uk/backgroundstudies)

The council has taken evidence from historic windfall delivery rates over the last 13 years which demonstrates that windfall sites have consistently become available, and more importantly, have been developed, over a considerable time period. The average number of windfall dwellings completed annually is 46.

The council's policies on housing and the presumption in favour of sustainable development set by the National Planning Policy Framework positively encourage windfall development indicating that they will continue to provide a reliable source of supply. In addition, there have been the recent changes to the General Development Permitted Order allowing conversion to residential of agricultural buildings, retail uses (A1 and A2) and offices with only the need for prior notification.

Paragraph 7 of the Windfall Allowance paper lists those sites which historically are not included as windfall sites. This definition used by Essex County Council is more stringent than the definition used in the NPPF. These criteria apply a strict definition of sites not to be considered as windfall, for instance by excluding appeal decisions; and superseded applications even where the original application would have been considered a windfall site. There will therefore be a number of homes built which are not classed under this definition as windfall but are not identified in the local plan either. Paragraph 15 of the Windfall allowance paper shows that an average of 80 dwellings per annum has been built on sites of 5 or less dwellings. An average of 46 of these would have been windfall sites as shown by paragraph 8, the remaining 34 would be other sites which were not technically windfall under the criteria used were and neither were they specifically identified as available in the Local Plan process.

With an annual average completion rate of 46 dwellings on windfall sites and 80 dwellings on all small sites, a windfall allowance of 50 dwellings based on rounding the windfall completion rate is considered conservative but realistic.

The windfall allowance will be reviewed annually.

## **Stage 4: Assessment Review**

### 4.1 Assessment Review

Once all the sites and broad locations have been assessed, the development potential of all the sites can be collected and an assessment made as to whether there are sufficient or insufficient sites/broad locations to meet objectively assessed needs.

If there are insufficient sites the council will need to reconsider its assessment of sites, for example changing the assumptions on the development potential on particular sites (including physical and policy constraints) including sites for possible new settlements. If, following this review there are still insufficient sites, then it will be necessary to investigate how this shortfall should best be planned for. If there is clear evidence that the needs cannot be met locally, it will be necessary to consider how needs might be met in adjoining areas in accordance with the duty to cooperate.

### 4.2 Keeping the assessment up-to-date

The SLAA will be annually updated with information on whether sites are now being developed and what progress has been made, whether applications have been submitted or approved on sites, progress on removing constraints and whether a site is now considered deliverable or developable; or whether unforeseen constraints which have since emerged. Any information provided on overcoming constraints will be considered and the deliverability of sites amended accordingly.

## **Stage 5: Final Evidence Base**

The SLAA will first assess the sites submitted through the Call for Sites, followed by the assessment of sites from other sources.

### 5.1 Core Outputs

The Council will create a page on the website for the SLAA [www.uttlesford.gov.uk/sl原因](http://www.uttlesford.gov.uk/sl原因) which will contain the following information:-

## 5.2 Summary Table and maps

The findings of the detailed site assessments will be summarised and the outcome of the assessment of suitability, availability and achievability for each site will be provided. This will include an indicative trajectory of each site's development indicating the amount of housing deliverable in the first five years, years 5-10 and years 10-15. Site maps will also be produced by settlement. Separate summary tables will be provided for residential development and for employment development.

## 5.3 Site Appraisal Information

For each site the Council will produce a form setting out the following information. A copy of the form is at Appendix 3.

- Site location plan
- Current land use
- Land use of the surrounding area
- Total site area and developable area
- Area of search in which the site is located, if any
- Potential uses
- An assessment of the site in terms of its suitability for development, availability and achievability as described in Stage 2 above.
- An overall conclusion as to whether the site can be considered deliverable (i.e. available now with a realistic prospect that housing will be built within 5 years) or developable (i.e. that there is a reasonable prospect that the site could be viably developed at the point envisaged) or not currently developable for housing; and how any barriers to delivery could be overcome and when.
- An indicative trajectory of the site's development indicating the amount of housing deliverable in the first five years, years 5-10 and years 10-15.

## **Appendix 1**

List of organisations consulted on methodology

### **Chambers of Commerce**

Dunmow and District Chamber of Trade and Commerce

Essex Chambers of Commerce

Federation of Small Businesses

### **Housing Associations**

Chelmer Housing Partnership

Home Group

East Thames Housing Association

Homes and Communities Agency

Greenfields Community Housing Ltd

Moat Housing Group

Hastoe Housing Association

Swan Housing Group

### **Developers / Land Promoters/ Property and Planning Agents**

Andrew Martin Planning

Gladman Developments

Arkwright & Co

Go Planning Ltd

ASP

Home Builders Federation

Audley End Estate

Indigo Planning

Barton Willmore

John Martin Associates

Bidwells

Melville Dunbar Associates

Boyer Planning Ltd

Montague Evans

brian christian building surveyor

NHS Property Services Ltd

Capital Property and Infrastructure

Pegasus Planning Group

Cheffins (Planning and Development)

Persimmon Homes Essex

Chelmsford Diocese Board of Finance c/o  
Partner Strutt & Parker

Phase 2 Planning and Development Ltd

Church Commissioners

Robert Crawford Associates

David Lock Associates

RPS Planning and Development

Donald Purkiss Associates LLP

Savills

Edward Gittins & Associates

Springfield Planning and Development

Framptons

Strutt & Parker

Sworders

### **Adjoining Local Authorities**

Braintree District Council

Chelmsford City Council

East Hertfordshire District Council

Epping Forest District Council  
Harlow Council  
North Hertfordshire District Council  
South Cambridgeshire District Council  
St Edmundsbury Borough Council

**Neighbourhood Plan Steering Groups**

Great Dunmow  
The Chesterfords  
Stansted Mountfitchet  
Felsted

**Town and Parish Councils/Meetings in Uttlesford**

**Local Enterprise Partnerships**

Greater Cambridge and Greater Peterborough Local Enterprise Partnership  
London Stansted Cambridge Consortium  
South East Local Enterprise Partnership

**Statutory Consultees**

Essex County Council Environment, Sustainability and Highways  
Environment Agency  
Highways England  
Historic England  
Natural England

**Others**

Sustainable Uttlesford  
Essex Wildlife Trust

**Appendix 2**  
**SLAA methodology: Assessment of Suitability**

<b>Site Criteria</b>	<b>Guide to Range of answers</b>
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield / brownfield / both
Is the site within, adjoining or beyond the Adopted Development Limits?	Within / adjoining / separate / adjoining a site with PP for development
Is the site located within the Greenbelt?	Yes / No / partial
Is the site located within the Countryside Protection Zone (CPZ)?	Yes / no / partial / potential for development to avoid partial land within CPZ
Is the site within a Public Safety Zone?	Yes / no / partial
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	Zone 1; 2 and/or 3 / potential for development to avoid high risk zones
Does the site lie within surface water or ground water flooding zones?	1 in 30 / 1 in 100 / 1 in 1000 / potential for development to avoid high risk zones
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	Beyond 54 / between 54-57 / within 57 dB(A)leg
Is the site within the AQMA or area otherwise identified as of poor air quality?	Yes / no / partial
Is the site located such that traffic to/from the site could drive through the AQMA?	Yes / no
Which ground water source protection zone does the site lie within?	Zone 1 / 2 / 3
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or is site within MSA for brick earth or brick clay?	Within MSA for Sand & Gravel / Chalk / Brick earth or Brick clay
Does the site lie within the Waste Consultation Area?	Yes / no / partial
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	Within / adjacent / beyond
Proximity of NNRs	Within / <100 / 100-500m / 500-1000m / >1000m
Proximity of Local Wildlife Site(s)	Within / <100 / 100-500m / 500-1000m / >1000m
Proximity of Ancient Woodland(s)	Within / <100 / 100-500m / 500-1000m / >1000m

<b>Site Criteria</b>	<b>Guide to Range of answers</b>
Proximity to Local Geological Site(s)	Within / <100 / 100-500m / 500-1000m / >1000m
Proximity to National Trails and public rights of way networks	Traverse site / along site boundary / <100m / over 100m
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	Name of Landscape character Area; High / moderate to high / moderate / low to moderate sensitivity to change
Does site lie within area noted in the Historic Settlement Character Assessment?	Brief description of assessment
Are there any Tree Preservation Orders (TPOs) on the site?	Yes / No
What is the agricultural land value of the site	2 / 3 / 4 / non-agricultural / urban
<b>Historic Environment</b>	
Distance from scheduled ancient monument	<100 / 100-500m / 500-1000m / >1000m
Distance from Listed Building	Within site / <100 / 100-500m / 500-1000m / >1000m
Distance from Conservation Area	Within / <100 / 100-500m / 500-1000m / >1000m
Distance from Registered Park and Garden	Name Park or Garden Within / <100 / 100-500m / 500-1000m / >1000m
Distance from Historic Park or Garden identified by Uttlesford DC	Name Park or Garden Within / <100 / 100-500m / 500-1000m / >1000m
Will a new site access be created on to a protected lane?	Yes / No
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	Yes / No. Include any comments about ease of walking eg is there a pavement or not?
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	Yes / No. Include any comments about ease of walking eg is there a pavement or not?
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	Yes / No. Include any comments about ease of walking eg is there a pavement or not?

Site Criteria	Guide to Range of answers
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site?	Yes / No. Include any comments about ease of walking eg is there a pavement or not?
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	Yes / No. Include any comments about ease of walking eg is there a pavement or not?
Is there a viable route from the site to the principle or strategic road network – B roads, A roads and M11)	Yes / no. Brief description of road network
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Recreational land lost and not replaced / lost and replaced with more or less / not known if to be replaced
Will there be a net loss of employment land?	Employment land lost and not replaced / lost and replaced with more or less / not known if to be replaced
Will there be a net loss of retail provision?	Retail provision lost and not replaced / lost and replaced with more or less / not known if to be replaced
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	List

### Appendix 3 – Site Assessment Form

<b>Reference No.</b>	<b>Site Address:</b>
<b>Current use</b>	
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	
<b>Developable Site Area (ha)</b>	
<b>No of Houses based on SLAA methodology</b>	
<b>Surrounding Land uses</b>	North - East - South – West –
<b>Source of Site</b>	
<b>Area of Search</b>	

#### Site Location Plan

UDC © Crown Copyright and database rights 2014 Ordnance Survey 0100018688



Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	
Affordable Housing	
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing home (use class C2)	
Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	
Is the site within, adjoining or beyond the Adopted Development Limits?	
Is the site located within the Greenbelt?	
Is the site located within the Countryside Protection Zone (CPZ)?	
Is the site within a Public Safety Zone?	
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	
Does the site lie within surface water or ground water flooding zones?	
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	
Is the site within the AQMA or area otherwise identified as of poor air quality?	
Is the site located such that traffic to/from the site could drive through the AQMA?	
Which ground water source protection zone does the site lie within?	
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or is site within MSA for brick earth or brick clay?	
Does the site lie within the Waste Consultation Area?	
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	
Proximity of NNRs	
Proximity of Local Wildlife Site(s)	
Proximity of Ancient Woodland(s)	
Proximity to Local Geological Site(s)	
Proximity to National Trails and public rights of way networks	
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	

<b>Site Criteria</b>	
Does site lie within area noted in the Historic Settlement Character Assessment?	
Are there any Tree Preservation Orders (TPOs) on the site?	
What is the agricultural land value of the site	
<b>Historic Environment</b>	
Distance from scheduled ancient monument	
Distance from Listed Building	
Distance from Conservation Area	
Distance from Registered Park and Garden	
Distance from Historic Park or Garden identified by Uttlesford DC	
Will a new site access be created on to a protected lane?	
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site?	
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	
Is there a viable route from the site to the principle or strategic road network – B roads, A roads and M11)	
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	
Will there be a net loss of employment land?	

Site Criteria	
Will there be a net loss of retail provision?	
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	

Suitability Conclusions

Assessment of Achievability	
What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	

Achievability Conclusions

What additional evidence has been submitted?	
Flood Risk:	
Contamination	
Viability	
Transport	

Assessment of Availability	
Ownership	
Sole owner	
Multiple owners	
Availability confirmed by owner(s)	
Legal or ownership issues	
Availability	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	

