

USLAA Summary Note 1.3.23

Introduction

The Uttlesford Strategic Land Availability Assessment (USLAA) consists of a review of the sites submitted as part of the Call for Sites exercise held in 2021. **The USLAA does not determine which sites are allocated in the Local Plan.**

Number of Sites to assess

A total of 299 (70%) sites were submitted as part of the Call Sites. As part of the PPG we are required to examine other sites sources as follows, with the percentage number of total number of sites:

- Active Engagement – 2 (0.5%)
- Brownfield Land Register – 7 (1.63%)
- Employment Land Monitoring (Approved Employment Land Applications) – 20 (4.68%)
- Housing Land Monitoring (Approved Residential Applications) – 73 (17.09%)
- Housing Team Proposals – 5 (1.17%)
- Neighbourhood Plan Allocation – 8 (1.87%)
- Refused Applications – 13 (3.04%)

The USLAA will therefore assess **427** sites.

Number of Units

The total number of units submitted by developers is **65,110**. Applying the density assumptions gives a figure of **156, 016**. In regards to employment space, a total of 8.72million square metres has been submitted.

Methodology

The USLAA Methodology will be published alongside the USLAA setting out the how the sites has been assessed. The USLAA classifies the sites under three classifications as follows:

- **A:** Considered deliverable within 0-5 years;
- **B:** Have potential to demonstrate suitability, availability, and achievability within 5-15 years;
- **C:** Not considered developable 15+ years

Breakdown of Classifications

As of 1st March 2023, the sites are broken down as follows.

'A' Class Sites – 101 (23.65%)

'B' Class Sites – 250 (58.54%)

'C' Class Sites – 76 (17.79%)

Please note that the SLAA sites are currently being reviewed under the 'new methodology and are subject to change.

Timeframes

The review of the sites is programmed to be completed by the end of March. The USLAA will be published with the Reg18.