

Knowsley Strategic Housing Land Availability Assessment (SHLAA)

2011 Update

Knowsley MBC

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Knowsley Strategic Housing Land Availability Assessment (SHLAA) 2011 Update

1. Introduction

- 1.1 Knowsley's Strategic Housing Land Availability Assessment (SHLAA) undertakes a review of housing land availability and provides an estimation of how much housing land is available in the urban area and assists in formulating the Council's policy on the delivery of new housing. However, the SHLAA itself does not represent a statement of Council policy. Whilst the SHLAA will inform the Local Development Framework (LDF) process, it is for the LDF Core Strategy and Site Allocations and Development Policies Development Plan Document (DPD) to determine which sites come forward for residential development and by what timescale.
- 1.2 **The inclusion of sites within this study should not therefore be taken to imply that they will be allocated for development of that the Council will necessarily consider planning applications favourably.**
- 1.3 The original Strategic Housing Land Availability Assessment (SHLAA) was published in March 2010. The Study was developed using a combination of in-house work by Knowsley Council officers and subsequent work by independent consultants, White Young Green (WYG). The original SHLAA published in March 2010 has a base date, and represented the supply position of 1st April 2008. The original SHLAA is available to view online at www.knowsley.gov/LDF.
- 1.4 This Study updated the original SHLAA to a base date of 1st April 2010. The update was undertaken using a methodology broadly consistent with the original Study and similar to that used by Sefton and West Lancashire in undertaking their SHLAA updates. Both the original and updates SHLAAs have been consistent with national guidance¹ relating to SHLAA preparation published by the Department for Communities and Local Government (CLG).
- 1.5 In contrast to the original Study, the 2011 update was undertaken entirely "in-house" by Knowsley Council.
- 1.6 The findings of this Study have been used to underpin the LDF Core Strategy "Preferred Options" Report², "Planning for Housing Growth" Technical Paper³ and Knowsley and Sefton Green Belt Study: Knowsley Report⁴.

¹ Strategic Housing Land Availability Assessment: Practice Guidance, (CLG, 2007)

² LDF Core Strategy "Preferred Options" Report, (Knowsley Council, 2011)

³ Draft Technical Report: Planning for Housing Growth (Knowsley Council, 2011)

- 1.7 In accordance with Department of Communities and Local Government (CLG) guidance, the SHLAA process is supposed to be monitored and reviewed on a regular basis. This process will be undertaken with further engagement with neighbouring authorities, developers and other stakeholders. This process was begun in 2008, with the intention that these links will be improved by subsequent updates to the SHLAA which will ultimately make the process more robust over time.
- 1.8 A further update of the SHLAA will take place prior to the Council publishing its Submission Core Strategy in 2012.
- 1.9 The remainder of this report is set out as follows:
- Chapter 1: Introduction (this section)
 - Chapter 2: National and regional planning context
 - Chapter 3: Key changes since publication of the “original” SHLAA
 - Chapter 4: Methodology
 - Chapter 5: Stakeholder consultation
 - Chapter 6: Results of the assessment
 - Chapter 7: Summary and conclusions
 - Appendix 1: Allocations and sites with planning permission at 1st April 2010
 - Appendix 2: 0 – 5 year supply (site assessment sheets)
 - Appendix 3: 6 – 10 year supply (site assessment sheets)

⁴Draft Knowsley and Sefton Green Belt Study: Knowsley Report (Knowsley Council, 2011)

2. National and regional planning context

- 2.1 At the national level, the Coalition Government has announced its intention to replace the existing series of Planning Policy Guidance (PPGs) notes and Planning Policy Statements (PPSs) with a consolidated National Planning Framework. It is anticipated that this will be published following enactment of the Localism Bill.
- 2.2 The national planning policies for housing are contained within Planning Policy Statement 3: Housing (PPS3). The Government published minor amendments to PPS 3 in June 2010 that addressed the definition of brownfield land to prevent the potential for “overdevelopment of neighbourhoods and garden grabbing”⁵. The original SHLAA and SHLAA update do not contain any sites currently in use as private gardens, furthermore the proposed residential densities for all the identified sites are between 30-40 hectares. Therefore there were no implications for the study as a result of the changes to PPS3.
- 2.3 The Regional Spatial Strategy (RSS) for the North West⁶ provides the regional tier of Knowsley’s development plan. In the context of housing, the RSS sets out policies to be considered at the local level and Knowsley’s housing target which equates to 450 per annum up to 2021 (the end of the plan period for the RSS).
- 2.4 Following the election of the Coalition Government, the intention to abolish Regional Spatial Strategies was announced. Although RSSs were revoked in July 2010, this decision was subject to legal challenge and subsequently overturned in the High Court. The Government has since reiterated its intention to abolish regional strategies via enactment of the Localism Bill. The proposed revocation of regional strategies is likely to leave policy voids, which will need to be addressed at the local level. Therefore, the Council is currently working on robust policies to establish the level of housing growth required. Knowsley’s “locally derived” housing target will be supported by robust evidence and contained in the emerging LDF Core Strategy.
- 2.5 The Council published its Core Strategy “Preferred Options” Report in June 2011. The Preferred Options Report outlined that existing RSS target of 450 per annum was the “preferred target” for housing delivery up to 2027. Therefore, this figure has been used to underpin the calculations in this SHLAA update. Further information regarding how the Council has approached identification of its housing target can be found in the draft Housing Technical Report.

⁵ Letter to Chief Planning Officers: New Powers for Local Authorities to Stop “Garden Grabbing”, (CLG, 2010)

⁶ The North West Plan: Regional Spatial Strategy to 2021 (GONW, 2008)

3. Key changes since publication of the “original” SHLAA (published March 2010)

Apartments and higher density development

- 3.1 In common with the original SHLAA, a cautious approach has to the SHLAA update has been adopted. This ensured the SHLAA did not over-estimate the development capacity of sites it identified. The majority sites identified by the SHLAA have an applied density of 30 dwellings per hectare (ha), with a limited number of sites having a slightly higher density at 40 dwellings per hectare in appropriate locations or where the site conditions allow. Table X highlights that densities between 30 – 40 dwellings generally relate to medium to low density detached to town house development.

Small sites allowance

- 3.2 The original SHLAA utilised a sample approach for smaller sites (below 0.1 ha), by visiting and assessing 10%, with the findings from this sample used to calculate the contribution from all smaller sites. The original Study used this approach as it was decided that it was not cost-efficient or methodologically advantageous to visit all sites less than 0.1 ha. However, in the updated Study it was possible to appraise all the sites. Therefore, the Study does not include a small sites allowance.

Green Belt Sites

- 3.3 The original SHLAA considered it premature to consider specific site in the Green Belt for residential development in advance of a comprehensive review of appropriate locations for longer term development. Since completion of the original Study Sefton and Knowsley Councils have undertaken a joint Green Belt Study using a common methodology. The draft Study undertook a comprehensive assessment of Knowsley’s Green Belt and identified Green Belt locations that might be suitable to meet longer term housing, employment and other needs. The draft findings of the Study will help support Knowsley’s position in terms of housing and employment growth up to 2027 and beyond. The draft Study will be consulted on for 10 weeks between June and September 2011 alongside the LDF Core Strategy “Preferred Options” Report.
- 3.4 As the results of the Green Belt Study are currently in draft form, and the Core Strategy is yet to be finalised, it would be premature to include the Green Belt “broad locations” identified in the Preferred Options Report within the SHLAA. Once the Core Strategy is adopted, any associated Green Belt “broad locations” identified by the strategy will be included in subsequent updates to the SHLAA. These areas are likely to be included in the 11 – 15 year category of sites, due to the need to prioritise areas of highest regeneration need and other urban sites.

Knowsley Public Sector Land Holdings Review

- 3.5 The Council recently undertook a review of public sector land holdings across the Borough. The review considered all land in public ownership within Knowsley, including amenity, residential and amenity land. In appraising each site the review considered each site's existing usage, condition, community benefit, development potential and likely future maintenance costs.
- 3.6 Following the assessment of land through the review, a number of potential sites were identified. While many of these sites were already identified by the original SHLAA, those which were new to the process have been included in this Study.
- 3.7 In the context of the SHLAA the main source of sites identified were former school sites and associated playing fields. In total these sites that the potential capacity of approximately 900 dwellings. All of the former school sites / playing fields have been included in the 6 – 10 year category as the majority of the sites are subject to varying levels on constraint including demolition of existing structures, national policy restrictions regarding the disposal of school playing fields and local policy restrictions regarding the provision of outdoor sporting provision. In relation to the latter issue, the Council is currently undertaking a separate evidence base study, the Playing Pitch Assessment and Strategy, to assess the need for this provision. Once the study is complete, it will inform subsequent updates to the SHLAA, and specifically the appraisal of sites currently in sporting use.
- 3.8 Future updates to the Council's land holdings review will inform subsequent updates to the SHLAA.

Call for Sites

- 3.9 The original SHLAA included three formal "Call for Sites" exercises between 2007 – 2008. This process allowed the study to capture any landowners and third parties that wished to promote land for housing. In addition, in order for the updated study to be as comprehensive as possible, the Call for Sites process was repeated between 27th May and 9th July 2010.
- 3.10 As part of the Call for Sites process in 2010, ten responses and sites were received. However, the vast majority of the sites received were either already included in the SHLAA, had planning permission or were within Knowsley's Green Belt. Therefore, only one additional site was included in the SHLAA via the Call for Sites process.

Risk Assessment

- 3.11 In line with Government good practice guidance on the undertaking of SHLAAs, a “risk assessment” was applied to the supply of the original SHLAA to allow for sites that do not come forward for residential development as anticipated. There are clearly a number of reasons why this may occur, such as the inability of a developer to acquire/assemble a site, the possibility that a site may be developed for a use other than housing and the fact that a developer may “landbank” sites until the housing market recovers sufficiently to ensure the development is viable.
- 3.12 Following discussions with White Young Green, the consults undertaking the original SHLAA, and reviewing the representations made during the consultation it was concluded that a “risk assessment” of 20% would be appropriate.
- 3.13 This approach has been continued in the 2011 update. In future updated further intelligence is likely to be available to allow the Council to refine the risk assessment process. This is likely to include the continuation of the annual mail out to all known developers and/or landowners with extant planning permission in order to gauge their aspirations for the site and progress with their development where it has commenced.

Residential Completions

- 3.14 Over the last 15 year period there has been an inconsistent number of houses delivered per annum (net of demolitions). The number of dwellings delivered ranges from a maximum of approximately 600 dwellings per annum (dpa) in 1995/96 and 1999/00, to a minimum of just 12 dwellings during 2009/10. Over the last 15 year period the average net number of dwellings delivered per annum equates to 345.
- 3.15 The performance in 2009/10 reflects the economic conditions affecting the national housing market. The original SHLAA noted that, this phenomenon is likely to impact the number of developments starting on site for some time to come. Evidence from the site surveys carried out as part of the updated SHLAA indicates that a number of sites had been “mothballed”, however there are signs that some previously “mothballed” sites have recently restarted as developers have revised their planning permission and dwelling mix in some cases.
- 3.16 In considering historic net housing completions, it is important to have regard to the impact of Knowsley’s extensive demolition and associated regeneration programmes, primarily the North Huyton New Deal for Communities (NDC) programme. Since 2004/5 the annual demolition rate has been between 25 – 140 dpa. During 2010/11 and 2011/12 this figure is anticipated for be 130 and 20 dpa

respectively⁷. The impact on these planned demolitions will be monitored as part of the Council’s housing monitoring system and factored into future updates of the SHLAA.

Additional residential development within regeneration areas

- 3.17 The Core Strategy Preferred Options Report, consulted on potential policy approaches to the Council’s regeneration priorities in:
- North Huyton / Stockbridge Village;
 - Tower Hill, Kirkby; and
 - South Prescott.
- 3.18 The “preferred polices” for the regeneration areas listed above involved an uplift the in potential number of dwellings, or in the case of South Prescott, a diversification of existing land use (employment) to include residential development.
- 3.19 The Preferred Options Report provides some flexibility to the approach and potential capacity within existing designated Action Areas at North Huyton and Tower Hill. However, the housing land supply from these sources has not been quantified as part of the housing supply identified by this SHLAA.
- 3.20 The Council anticipates that the housing capacity in the Tower Hill, Kirkby Action Area could be doubled from 300 units to 600 units. It is also a possibility that the 1450 net dwellings anticipated to be completed in the North Huyton action area could be increased to a net 2000 dwellings, resulting in a potential additional 550 dwellings.
- 3.21 In the case of South Prescott, this site is currently allocated for employment use within the UDP. The allocation of this site may be revised to allow for a more flexible approach to future regeneration proposals. It is estimated that this site could contribute land which could accommodate approximately 300 - 500 dwellings

Table 3.1: Potential additional capacity from regeneration areas

	Existing capacity (dwellings)	Potential capacity (dwellings)	Potential increase in relation to existing capacity (dwellings)
North Huyton	1450	2000	550
Tower Hill, Kirkby	300	600	300
South Prescott	0	300 – 500	300 - 500
Total Potential Additional Supply from Regeneration Areas			1150 - 1350

3.22 Due to the uncertainties highlighted earlier, the potential additional capacity from the three regeneration areas has not been included in the SHLAA update. In the event that any of the areas receive planning permission of a master planned to the

⁷ Source: North Huyton NDC Project Team, September 2010

satisfaction of the Council the resultant capacity will inform future updates to the SHLAA.

- 3.23 It is also important to bear in mind, that in the case of South Prescott, any residential development will result in a loss of employment land, which is likely to have implications for Knowsley's employment land supply and potentially further implications in the context of Green Belt release.

Transferring Knowsley's housing requirements to neighbouring authorities

- 3.24 As a result of the findings from the original SHLAA, which showed the Knowsley would be unable to meet its longer term housing needs, the Council began working to identify other potential sources of housing supply. In considering additional sources of supply, the adopted RSS advocates working with neighbouring authorities, where a district has insufficient sites to meet their housing target.
- 3.25 Along with other authorities within the Liverpool City Region, the Council commissioned a study to look into this issue in detail. The Overview Study considered whether there was sufficient land available in districts with an excess of housing land available, to accommodate districts which had identified a long term housing land shortage.
- 3.26 Through the Overview Study, the Council has given careful consideration to the position of neighbouring authorities in terms of their housing land availability, and does not believe that there is a sufficient surplus of sustainable urban housing sites within any of Knowsley's neighbouring authorities, which could adequately meet the housing needs arising in Knowsley. Furthermore, the Council is mindful of the objective to create sustainable communities within Knowsley, and associated balanced housing markets and a result of regeneration programmes. It is not considered that transferring housing to a neighbouring authority would be appropriate in this context.
- 3.27 It is also worth noting that two neighbouring authorities (Sefton and West Lancashire) also identified shortfalls in housing land availability. If the transfer of housing requirement transfer to neighbouring authorities was pursued, the cumulative requirements of the three authorities is likely to place extra pressure on any "surplus" housing land available in another district.

Publication of Knowsley's Strategy Housing Market Assessment (SHMA)

- 3.28 The Council commissioned David Couttie Associated to undertake a Strategic Housing Market Assessment⁸ (SHMA) to support work on the LDF. The study drew on a wide range of sources to critically assess the strategic housing market within Knowsley. Information provided by the SHMA is an indication of the amount of new housing which would be required by both the affordable and market sectors annually, if all of the housing need and demand in Knowsley was to be fully met.

⁸ Knowsley Strategy Housing Market Assessment (David Couttie Associates, 2010)

3.29 The SHMA concluded that if all the need of Knowsley's affordable housing need is to be met over a ten year period, then 568 units of affordable housing per annum will be required, which equates to 5680 units over a 10 year period.

4. Methodology

- 4.1 The methodology employed in completing this 2011 update to the SHLAA is derived from that set out in the Strategic Housing Land Availability Assessment (SHLAA) good practice guidance and subsequently used in the original SHLAA published in 2010. An account of the methodology at each state in the process is recorded below.

Stage 1 – Planning the Assessment

- 4.2 The SHLAA good practice guidance recommends that the production of the assessment is informed by engagement with key local stakeholders through a Housing Market Partnership (HMP). Such a Partnership should include house builders, social landlords and local property agents, amongst others. Whilst no formal HMP was organised as part of the SHLAA process, extensive consultation has been undertaken with key stakeholders at various stages of the study.
- 4.3 It is intended that the formal stakeholder group (comprising of house builders, social landlords, local property agents and public bodies) will be invited for comment the draft methodology (this document), initial site appraisals and sign off the SHLAA 2011 Update report.
- 4.4 The base date for the 2011 Update is 1st April 2010. Therefore, sites which have received planning permission for residential development after this date have not been included in this assessment. The likely capacity from this source will be incorporated into a subsequent update.

Stage 2 – Determining Sources of Sites

- 4.5 An initial list of sites to survey was produced for the assessment which included all sites in the previous study. The list was accompanied by GIS information and a database including background information on the identified sites. The principal sources of these sites are set out below.
- 4.6 The 2011 Update does not represent a wholesale review of the SHLAA database. Therefore detailed assessments in relation to the following sources were not undertaken, unless explicitly mentioned. A detailed review of the study will take place at a later date.

Knowsley Urban Capacity Study

- 4.7 The original SHLAA (published 2010) undertook an assessment of sites previously identified by the Urban Capacity Study (UCS). The sites which had not already been developed were included in the initial list of SHLAA sites for the previous study. This list was not reviewed as part of the update study.

Ordnance Survey Mapping and Aerial Photography

- 4.8 Suitable scale OS maps (1:10,000) and aerial photography dating from 2005/06 were used within the original study to identify suitable residential sites. The Council is

currently awaiting revised aerial photography. It is likely this, along with other web based mapping sources will be used to identify sites in a subsequent update.

National Land Use Database (NLUD)

- 4.9 The NLUD database was not used in this assessment. The NLUD data for Knowsley has not been updated since completion of the original study. Once the NLUD data is reviewed, it will inform a subsequent review of the SHLAA.

Public Open Space (POS) and Outdoor Sports Provision

- 4.10 The Council's Green Space Audit was undertaken in 2005 and has been the subject of regular updates since. It provides a comprehensive review of all open space and outdoor sports provision within the Borough, regardless of whether a site is allocated in the Replacement UDP.
- 4.11 Areas of open space and outdoor sports provision which were not specifically identified for potential release, and are designated under Policies OS3 and OS4 of the Replacement UDP, were only considered for inclusion in the SHLAA where the site had been identified by a previous study, such as the Urban Capacity Study or NLUD. An assessment was then made given the overall surplus or deficit within the relevant Substantial Residential Area as to whether individual sites may be able to be released for housing or other forms of development under current UDP policy.
- 4.12 The Council is currently undertaking a comprehensive update to the POS evidence base and Playing Pitch Assessment and Strategy. These are likely to be completed in late 2011. Once complete, among other things, they will identify areas of POS and outdoor sports provision which are no longer in use or which were incorrectly included in the original Audits, which could potentially be released for alternative uses subject to other policy constraints. The SHLAA assesses whether such sites could have potential for residential use, either in part or in whole.

Discussions with Development Quality and Asset Management Departments

- 4.13 Discussions with Knowsley's Development Quality and Asset Management departments were undertaken as part of the study. This allowed the study team to draw upon local knowledge of the Borough and identify potential sites which may have otherwise been missed by other parts of the site identification process.
- 4.14 During the site identification stage of the study the Council's Asset Management department submitted a number of sites, approximately 50, which were assessed in terms of their suitability for residential development and, where appropriate, were included in the study.

Expired and Unimplemented Existing Planning Applications

- 4.15 The sites with expired planning applications were checked for subsequent applications, and those remaining without permission for housing were included in the list of sites to be assessed.

Site Specific Regeneration Areas (Action Areas and Development Opportunity Sites) and Allocated Housing Sites

- 4.16 The Council currently has a number of regeneration priorities within the Borough which have been included in the SHLAA, along with UDP housing allocations which were not built out at the study's base date. Many of these sites are subject to Development Briefs which have Supplementary Planning Document status and, in some cases, are designated Action Areas. These provisions have been made by the Council to help promote regeneration efforts within these areas and act to assist in identifying issues which will impact on bringing the sites forward for development.
- 4.17 In some cases higher densities may be pursued by the Council, subsequent to a revised policy framework within the LDF. At the current time these potential additional capacities have not been included in the SHLAA assessment, but where this may be applicable in the future it is clearly noted.

Call for Sites

- 4.18 The Council (along with the other partner authorities) invited stakeholders, landowners and other interested parties to submit sites for consideration as part of a "Call for Sites" process in 2010. This was in addition to the two 'call for sites' exercises which ran between October and December 2007, and May and July 2008 for the previous SHLAA.
- 4.19 This stage of the SHLAA was advertised in local press and on the Council's website. All sites submitted via this process were reviewed against information already gathered by the Council and, where necessary, duplicates were removed prior to the submitted sites being entered into the SHLAA database for assessment.

Stage 3 – Desktop Review of Information

- 4.20 The portfolio of sites identified by Stage 2 of the process has been the subject of thorough examination by Council officers. White Young Green (WYG) developed its own bespoke database for the original study. This has been used to record key facts, judgements and new information concerning the identified sites. The database records 25 criteria in order to provide a comprehensive information source to assist in the undertaking of independent survey work and the assessment of each site's development potential.
- 4.21 The 25 criteria are not policy judgements; rather they are an assessment of factors that could influence the delivery of housing. The criteria are as follows.
1. Is the site within a Conservation Area?
 2. Are there any Listed Buildings on the site?
 3. Is the site within a primarily residential area?
 4. Does the site comprise previously developed land?
 5. Is there any likelihood of contamination?
 6. Does the site need significant new infrastructure in order to be developed for housing?
 7. Are there any physical constraints?

8. Is the site situated within Flood Zones 2 or 3?
9. Are there any buildings requiring demolition?
10. Is satisfactory access possible?
- 11-16. Accessibility and distance from local services.
17. Are there any nature conservation issues?
18. Would redevelopment have a positive regeneration impact on the area?
19. Is the site subject to any un-neighbourly uses?
20. Is the site more suited to non-residential uses?
21. Are there any ownership issues?
22. Is the site owned by developer, or is the owner willing to sell to a developer?
23. Is the site in active use?
24. Is the site underused?
25. Is the site within a strong residential area?

4.22 The results have been recorded and inputted into the SHLAA database.

Stage 4 – Determining Sites to be Surveyed

4.23 Within the original study due to the large number of sites identified at Stage 2, it was decided that it was not cost-efficient or methodologically advantageous to visit all sites less than 0.1 hectares in size. Instead, a 10% statistically representative sample of such sites has been undertaken in order to calculate their likely contribution to the overall housing supply. The yield that is estimated to be delivered from the sample is used as a multiplier to provide a calculation of the supply from all such sources. This ‘small site allowance’ is distinct from a windfall allowance as the sites have been identified on an individual basis, rather than the assessment of supply being entirely theoretical and derived from historical precedent.

4.24 Since completion of the original study many of the smaller sites (below 0.1 hectares) have been built out or are now unavailable for other reasons. Therefore, within the updated study a 100% survey methodology has been adopted. Therefore there will not be a “small sites” allowance in the updated housing supply figures.

Stage 5 – Carrying out the Assessment

4.25 Each of the new sites or sites where new information had become available from the desktop assessment were visited and assessed by the Council, with the results being recorded using the assessment Proforma (see SHLAA Page 18).

4.26 Each site has been scored against a number of key criteria. These criteria are used to assess the potential of each site for residential development, taking into account its suitability, availability and achievability in accordance with the SHLAA guidance. Whilst, as previously stated, the scoring has not been used prescriptively to determine the overall suitability of the site, the final score should be taken to be a broad indication of the potential of a given site to be redeveloped for housing.

Assessing Availability for Housing

4.27 The availability of a site relates to its known constraints and how this may impact upon the likelihood of it being developed for housing over the next 15 years. The issues affecting availability which have been considered are as follows:

- whether a site is currently in use or not;
- ownership constraints, relating to whether a site is thought to be in multiple ownership or not; and
- whether the owner is known to be willing to sell.

Assessing Suitability for Housing

4.28 A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The factors assessed in considering each identified site's suitability for housing are:

- policy restrictions, such as allocations, protected areas and existing planning policies;
- physical problems or limitations, such as access, infrastructure provision and flood risk (sites lying wholly within Flood Zone 3 are not considered to offer realistic potential for redevelopment for housing and have been excluded from the housing supply);
- the site's proximity to amenities and public transport nodes; and
- the environmental conditions which would be experienced by prospective residents, in particular those that may arise from any adjacent land uses being 'bad neighbours'.

Assessing Achievability of Housing

4.29 The strength of the housing market differs across Knowsley and, in the current economic climate, the viability of developing some of the sites for housing is acknowledged to be an issue. It is therefore important to assess the specific constraints impacting on the delivery of each site in order that the future phasing of sites can be accurately assessed.

4.30 A site is considered achievable for development where there is a reasonable degree of certainty that housing 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 complete a development over a certain period. It is affected by:

- market factors, within which we include both housing demand in the general locality and the likely attractiveness of the site to the market; and
- cost factors, in terms of whether a site is known to be contaminated, thus requiring significant remediation works in order to be developed for residential purposes, and whether there are buildings requiring demolition on site.

4.31 Within the original study, in order to gauge housing demand in general localities, enquiries have been made of residential land agents and estate agents. This research

has been supplemented through the analysis of sales and census data in order to provide an appropriate context for the judgements and assumptions made.

- 4.32 This research is summarised by way of the Housing Market Overview provided at Appendix 1 within the original SHLAA. These assumptions have underpinned the scoring of sites within the updated study.

Stage 6 – Estimating the Housing Potential of Each Site

- 4.33 In order to estimate the housing potential of each site, an assessment of its developable area needs to be made. There are a number of factors which may influence the developable area of a site. Limiting factors include topography, irregular shaped plots and site specific constraints such as underground services or flood zones. In Knowsley all sites that are affected by flooding lie within Flood Zone 3. In each case, that part of the site which lies within Flood Zone 3 has been excluded from the developable area.
- 4.34 Allowance has been made on larger sites for the on-site provision of access roads, along with facilities such as green infrastructure and community uses, to serve the development. The assumptions used in calculating net developable areas are set out below and are based on research undertaken during the preparation of advice set out in government documents such as Tapping the Potential⁹ and the Housing Land Availability Assessments: Draft Practice Guide mentioned previously in this report. Whilst this approach is considered robust and appropriate for the purposes of this study, it should be noted that the net developable area is an indicative figure and that the Council will negotiate appropriate non-housing provision on a site by- site basis when considering future development proposals.
- 4.35 In order to assess the housing potential of each site, a range of density multipliers have been applied.
- 4.36 The multiplier applied to each site is that which best reflects the character of the area, the type or mix of housing that would be appropriate on the site and the site’s proximity to a defined centre and to services.

Table 4.1: Net developable areas

Total Site Area	Net Developable Area
Less than 0.4 ha	100% of developable area
0.4 ha to 2 ha	90% of developable area
Sites over 2 ha	75% of developable area

Source: Tapping the Potential, (ODPM, 2000)

- 4.37 The ranges of densities used are set out in Table 4.2. These are identical to those used in the original SHLAA. Alternative densities have been applied in a limited number of cases where it is evident that the shape or character of a site suggests a

⁹ Tapping the Potential, (ODPM, 2000)

particular, more specific density. In all such cases, guidance has been sought from Council officers to ensure that the applied density is appropriate.

Table 4.2: Applied site densities

Housing Character	Applied Density (Dwellings per ha)
Low density suburban mix (detached and semi-detached)	30
Low to medium density urban mix (town houses and semi-detached)	40
Medium density urban mix (mainly town houses)	50
High density urban mix (town houses and apartments)	60
Apartments (up to six storey)	70 and above

- 4.38 Following the identification of a proposed development density, the yield for each site is calculated by multiplying the net site area by the density. The datasheets provided online for consultation indicate the proposed density and yield of each site.
- 4.39 In the past, many urban capacity and housing land availability studies have tended to seek to maximise the potential supply of housing by applying higher densities than the 30 dwellings per hectare regarded as the minimum acceptable. This has led to concerns over town cramming, particularly where sites included in the study, whilst being vacant and meeting the criteria for development, contribute to the amenity of the local area.
- 4.40 In Knowsley, many of the sites are classified as brownfield because they are sites which were previously developed for housing or other uses. The properties have been demolished; in many cases the foundations have been left in situ and grassed over creating an amenity space. These sites are generally small with limited capacity. In order not to over-estimate the potential for sites, a benchmark density of 30 dwellings per hectare has generally been applied, unless site conditions suggest a higher density can be satisfactorily achieved.
- 4.41 The approach taken by the Council in determining the likely densities of identified sites is considered to be cautious and based upon the clear expectation that the type of residential development scheme presently being considered by housebuilders will likely result in a lower average development density than that has been typically achieved in recent years.
- 4.42 The densities applied to sites are indicative and are provided solely for the purposes of this SHLAA. They should not be taken to be a statement of Council policy on the amount of housing that a given site may accommodate, which will need to be determined through the planning application process.

Stage 7 – Assessing When a Site Will be Developed

- 4.43 Assessing when each site is likely to come forward for development is not an exact science. Predictions also inevitably become less certain the further into the future a

site is forecast to be developed. The Council's ongoing plan, monitor and manage programme will provide the process for managing changes to this study's findings as time goes by.

- 4.44 None of the sites in Knowsley that have been surveyed are known to be constrained by major infrastructure projects - such as a bypass or new sewage treatment works – which could significantly delay development. We have attempted to identify where abnormal levels of enabling works would be required in order to bring a site forward and these instances are noted in the database. In a study of this size it is clearly not practical to undertake a detailed development feasibility of each individual site and this analysis is very much a high level strategic assessment.
- 4.45 The viability of each site has been assessed by taking into account the strength of the residential market in the locality, the type of housing that could be developed and any implications for construction costs, including costs relating to such factors as demolition and contaminated land. High scoring sites will generally be available for development in the short term, although the timing of release may be influenced by national housing market factors and developer/landowner intentions. Low scoring sites are less likely to be available for development in the short term.
- 4.46 The supply of housing in the 0 – 5 years of the study can be identified with a relatively high degree of certainty as sites in this phase will have scored highly and are generally in compliance with saved development plan policy. These sites will have few, if any, known constraints to development and are generally vacant or known to be available for redevelopment. Accordingly, a large number of sites identified with the five year housing supply were promoted for development through the call for sites exercise or declared surplus by the Council.
- 4.47 Sites placed within the 6 to 10 year housing supply will have some policy or development constraints which limit the speed at which they will come forward for development. In some instances these sites may require a change of allocation as part of the emerging LDF process.
- 4.48 The viability of each site has been assessed by taking into account the relative strength of the residential market in the locality, the type of housing that could be developed and any implications for construction costs, including costs relating to such factors as demolition and contaminated land. High scoring sites will generally be available for are more likely to come forward earlier although the timing of release may be influenced by national housing market factors.
- 4.49 Many of the sites included in the first five year period are vacant and in Council ownership. Nearly all are brownfield. Although market conditions will ultimately determine which sites will be developed during this period, the identified sites are free of constraints and are available for development.
- 4.50 For the 6 to 10 year housing supply period, sites have been assessed and considered suitable for housing based on the site visit assessment and the scoring criteria.

Although the majority of sites included in the 6 to 10 year supply are previously developed, there are a greater number of greenfield sites than in the five year supply. Sites in the 6 to 10 year supply will typically have policy or development constraints which will affect the timeframe within which they come forward for development. In some cases, these sites may require a change of allocation or policy as part of the emerging LDF process. Most of these sites are small and many have a designation within the Council's Open Space Needs Assessment, or are classified as Urban Greenspace within the Council's Replacement UDP, or, whilst not being formally designated, may contribute to the amenity of the local area.

Stage 8 – Review of the Assessment

- 4.51 A review of the initial SHLAA survey findings will be carried out with Council officers, including representatives from Planning and Regeneration, Asset Management and Highways prior to completion of the study. This review focused on sites within the urban area which had been identified as having potential for development for housing. A number of sites were ruled out at this stage, mainly as a result of difficulties with access. Some sites were found to have limited capacity as a result of access constraints. A list of excluded sites is provided in Appendix 4.
- 4.52 Following the issue of the draft SHLAA report for consultation in August and September 2009, all representations received have been reviewed, considered and acted upon, where necessary, in order to improve the accuracy of the assumptions made in undertaking the study and to thereby provide increased justification for the study's findings. Particular attention has been given to the re-evaluation of sites placed in the short and medium-term housing supply following comment and feedback from members of the public and third party stakeholders. Amendments have been made where additional information has been provided with regard to site ownership, development constraints, development aspirations and boundary issues, and any inconsistencies in approach to individual sites have been addressed. WYG is grateful for the assistance provided at this stage by landowners, developers, statutory bodies and other interested individuals which has assisted in ensuring that the study's findings are as robust as possible.
- 4.53 A schedule summarising all representations submitted in response to consultation at Draft Report stage is provided at Appendix 5. The appendix also sets out WYG's response to representations and any revisions which have been actioned as a result.

Stage 9 - The Housing Potential of Broad Locations

- 4.54 The capacity identified by the Study is compared with current RSS / emerging targets in order to quantify the number of years housing land supply that Knowsley has. It is clear from the original SHLAA that Knowsley has a significant shortfall in housing land availability.
- 4.55 The emerging Core Strategy considers how to address this issue, by maximising urban capacity and ultimately by the identification of "broad locations" for longer term development within the Green Belt. The draft Knowsley and Sefton Green Belt Study: Knowsley Report presents the evidence which underpins the identification of

these areas, taking into account factors such as national Green Belt policy, sustainability, environmental impact on the surrounding area and existing infrastructure.

- 4.56 The consultation draft Study and Core Strategy “Preferred Options” Report provide an opportunity for local people, key stakeholders and the development industry to make detailed comments about the direction of future growth.

Stage 10 – Windfalls

- 4.57 The SHLAA Practice Guidance advises that, in line with PPS3: Housing, the supply of land for housing should be based upon specific sites which have been the subject of a survey. The use of windfall allowances should not usually be used within the first ten years of a plan unless there are justifiable local circumstances that prevent specific sites being identified.
- 4.58 In recent years Knowsley has achieved significant housing completions on unallocated windfall sites, The Council’s Annual Monitoring Report indicates that there were 1,366 dwelling completions on non allocated sites in Knowsley between 1 April 2006 and 31 March 2010. However, given the depth of the assessment within the original and updated SHLAAs this figure is expected to fall significantly in the future. The rate at which windfall development continues will be monitored and taken into consideration in future updates to the Study.
- 4.59 Although there are likely to be further opportunities from sites that become unexpectedly available in the future, given the uncertainties highlight earlier no allowance for windfalls has been made in this Study. This is in accordance with the SHLAA good practice guidance.

5. Stakeholder consultation

- 5.1 In order to validate the initial findings of the 2011 update to the SHLAA, Sefton, Knowsley, and West Lancashire Councils jointly convened a meeting of the “Housing Market Partnership” (HMP). The HMP, although not initially given this title, was also consulted as part of the 2008 SHLAA. HMP members include locally active house builders, Housing Associations (Registered Providers), and property professionals. The Home Builders Federation were also invited, but were unable to attend.
- 5.2 The draft findings of the SHLAA update, including the draft site appraisals and methodology, were made available for stakeholder comment on two occasions:
- 4 weeks between 7th February - 7th March 2011 and;
 - 2 weeks between 11th May – 25th May 2011.
- 5.3 The consultation was advertised by a direct e-mail to members of the HMP and advertised on the Council’s website. In addition, the Housing Market Partnership met on 18th February 2011 to discuss the draft study findings across the three local authority areas.
- 5.4 No comments were received as part of either of Knowsley’s consultations with the HMP.

6. Results of the assessment

6.1 The SHLAA 2011 update findings are summarised in the following section.

Table 6.1: “Risk assessed” Housing Supply

Source	Plan Period			Total
	1 – 5 year	6 – 10 year	11 – 15 year	
<i>SHLAA Sites (gross)</i>	489	1713	0	2202
SHLAA Sites (risk assessed)	391	1370	0	1761
<i>Commitments and Allocations (gross)</i>	2588	1109	58	3755
Commitments and Allocations (risk assessed)	2070	887	46	3003
<i>Total (gross)</i>	3077	2822	58	5957
Total (risk assessed)	2461	2257	104	4822
Housing requirement	2250	2250	2250	6750
Potential over / under supply	211	7	-2146	-1928

6.2 Table 6.1 sets out the identified housing supply in the Borough over the 15 years from 1st April 2010. The information in Table 6.1 includes supply arising from allocated sites, action areas and extant planning permissions, which is set out in the Council’s Annual Monitoring Report (AMR) 2010. Should any of the identified capacity not be realised within an ascribed period, then this capacity may be carried forward to the following supply period.

6.3 In total, the assessment indicates that the Borough has a sufficient five year supply to meet the current housing target of 450 dwellings per annum, with the majority of the identified supply being already committed as extant planning permissions and allocations. There is an identified effective over-supply in the first five year period of 211 dwellings.

6.4 In the 6 – 10 year housing supply period, there is a small over-supply in relation to the annual housing target of 7 dwellings. In this period, the majority of the supply (1370 dwellings) is from sites identified by the SHLAA process. In relation to the original SHLAA, the largest change can be seen within the 6 – 10 year category, which has increased by approximately 900 dwellings. The majority of this change is due to sites identified by the Council’s asset review which are subject to varying levels of constraint.

6.5 The assessment also demonstrates that there is a limited supply (46 dwellings) in the 11 – 15 year category. These are attributed to existing commitments and allocations identified by the 2010 AMR.

6.6 In addition to the sites contributing to the housing supply identified by this SHLAA, there may be other entirely new sites and/or sites already identified

where the residential capacity may increase in the future. Additional sites and potential uplifts in residential capacity may be included in future updates to the SHLAA where uncertainties currently exist.

7. Summary and conclusions

- 7.0 The SHLAA is a key part of the evidence base for Knowsley's emerging LDF and will assist the Council in delivering the required level of residential development. The updated Study has been undertaken in accordance with Government good practice guidance and provides an indication of the land available for housing development over a 15 year period.
- 7.1 After making provision in the housing supply for a "risk assessment", the SHLAA identifies a over-supply of 211 dwellings in the five year period from 1st April 2010, and further over-supply of 7 dwellings in 6 – 10 years. Across the 10 year period from 1st April 2010, there is a net over supply of 218 dwellings, when compared to the existing RSS requirement and emerging locally derived target of 450 dpa.
- 7.2 Accordingly, the SHLAA therefore identifies a ten year "risk assessed" housing supply.
- 7.3 PSS3: Housing sets out a requirement for local planning authorities, via the SHLAA process, to identify specific, developable sites to be provide a ten supply of housing and, where possible, a 15 year supply. Where it is not possible to identify specific sites for years 11 to 15, "broad locations" for future growth should be indicated.
- 7.4 Given that this SHLAA has demonstrated that there are insufficient housing sites in Knowsley to provide housing beyond a ten year period, there is a clear need to consider where longer term housing growth could be accommodated.
- 7.5 In order to indentify "broad locations" for longer term growth the Council has developed a draft Green Belt Study, jointly with neighbouring Sefton Council, as it was considered to be outside the scope of a SHLAA to undertake a robust Green Belt Review.
- 7.6 Knowsley and Sefton Councils will consult on draft Green Belt Studies during summer 2011, which will inform associated Core Strategy documents in determining the most suitable locations for longer term growth.
- 7.7 Once Knowsley's Core Strategy is adopted, any associated "broad locations" highlighted for Green Belt release, will be drawn into subsequent updates to the SHLAA. Thus allowing the SHLAA process to identify locations for longer term (i.e. years 11 – 15) housing development.

Appendix 1: Allocations and sites with planning permission at 1st April 2010

Planning Permission	176 Land adjacent to 35 Haweswater Close, Tower Hill, Kirkby	Kirkby	4	0	0	4	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction	177 39- 41A Cophorne Road, Westvale, Kirkby	Kirkby	2	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction	178 43 - 47A Cophorne Road Westvale, Kirkby	Kirkby	2	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction	179 2 - 6A Coton Way, Westvale, Kirkby	Kirkby	2	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Permission	180 2 - 6A Halstead Walk, Westvale, Kirkby	Kirkby	2	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Permission	181 23 - 25A Jarrett Road, Northwood, Kirkby	Kirkby	2	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Permission	195 Vacant land formerly 17-20 Bridge View Drive	Kirkby	4	0	0	4	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Permission	1195 Quarryside Drive / Clorain Rd, Kirkby (site H6)	Kirkby	17	0	0	17	10	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Permission	1345 Simonswood Walk, Kirkby.	Kirkby	9	0	0	9	0	5	4	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Permission	1360 Sidney Powell Ave/Corbet Walk, Kirkby.	Kirkby	6	0	0	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Permission	1411 Vacant land adjacent to 45 Stratton Road, Westvale, Kirkby	Kirkby	1	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Permission	1480.1 19-23 Didsbury Close, Kirkby	Kirkby	2	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Permission	1483 26-31 Thursby Crescent, Southdene	Kirkby	6	0	0	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Permission	1600 12-22 Roughwood Dri, Northwood, Kirkby	Kirkby	7	0	0	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Permission	1604 44-46 Penley Cres, Westvale, Kirkby	Kirkby	7	0	0	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction	132 12 & 14 Aspinall Street, Prescot	PWCKV	3	0	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction	140 6 Beesley Road, Prescot	PWCKV	2	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction	145 Land opposite 21 - 27 Sherwood Drive, Whiston	PWCKV	4	0	0	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Permission	171 26 Sinclair Close, Prescot	PWCKV	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Permission	172 Princes House, Cock Glades, Whiston	PWCKV	4	0	0	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction	185 Higher Shaw Farm, Foxs Bank Lane, Cronton	PWCKV	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Permission	190 Land adjacent to 2 Shop Road, Knowsley Village, Knowsley	PWCKV	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Permission	196 Dragon House Farm	PWCKV	2	0	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction	197 97 Hall Lane	PWCKV	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Permission	202 14 Station Road	PWCKV	2	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction	1093.1 Former Holt Lane Transport and Roadrunners, Two Butt Lane, Prescot (Site H7)	PWCKV	60	0	0	60	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction	1192.3 St Kevins Drive, Northwood (David Wilson Homes)	PWCKV	81	11	16	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Permission	1298.2 land opposite 1-13 Station Road, Prescot	PWCKV	11	0	0	11	0	5	6	0	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction	1769.1 Former BICC works, Manchester Road/Station Road/Bridge Road, Prescot.	PWCKV	261	17	19	225	20	50	50	50	55	0	0	0	0	0	0	0	0	0	0	0
Under Construction	1769.2 Former BICC works, Manchester Road/Station Road/Bridge Road, Prescot.	PWCKV	155	24	9	114	9	25	25	25	30	0	0	0	0	0	0	0	0	0	0	0
Planning Permission	1831.1 Forest Farm, Liverpool Road, Prescot	PWCKV	3	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction	2030.1 Land to rear of 12-18 Longview Road, Prescot	PWCKV	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction	3014 16 Smithy Lane	PWCKV	2	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Allocated	1093 Former Holt Lane Transport and	PWCKW	40	0	0	40	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0
Total Supply (without Risk Assessment)			3755	4006	103	51	3755	225	406	653	684	620	340	270	190	150	159	58	0	0	0	0
Total Supply (Risk Assessed)			3004									Gross 2588		Gross 1109		Gross 58						

PWCKV = Prescot, Whiston, Cronton and Knowsley Village

-20% 2070 |
0 - 5
years

-20% 887.2 |
6 - 10
years

-20% 46.4 |
11 - 15
years

Appendix 2: 0 – 5 year supply (site assessment sheets)

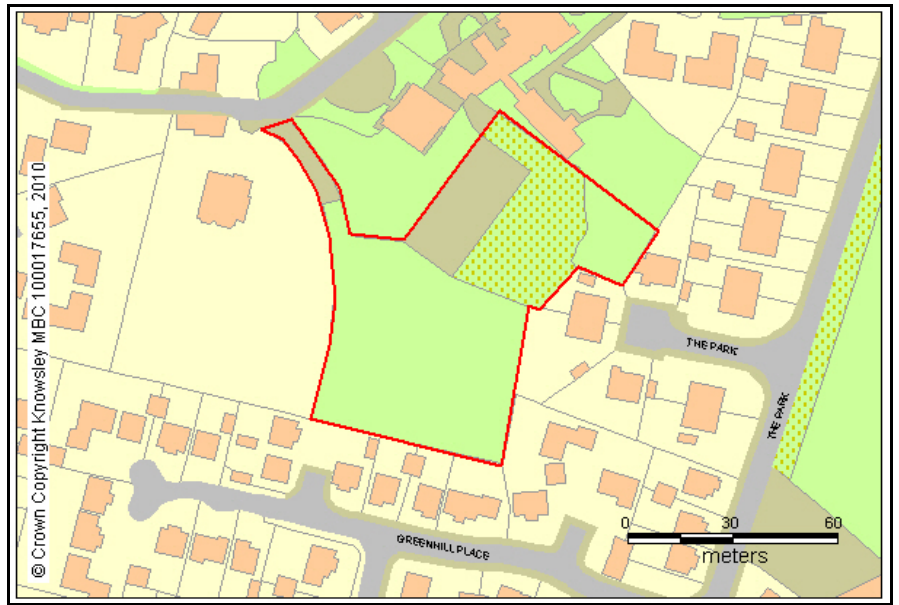
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
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Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

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Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
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Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update



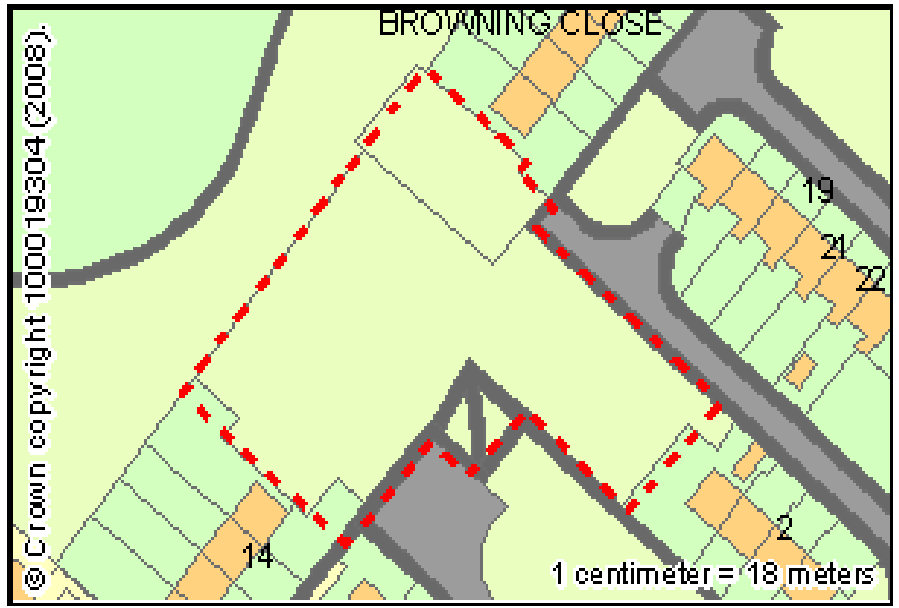
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Area Partnership Board:

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ACHIEVABILITY	
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Total Survey Score:
Site Visited:
Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY

Physical Constraints:
Un-Neighbourly Uses:
Contaminated:
Access:
Primary School (600m):
Local Centre (800m):
Health Centre (1000m):
Employment (5000m):
Railway Station (400m):
Bus Stop (200m):
Suitability Score:

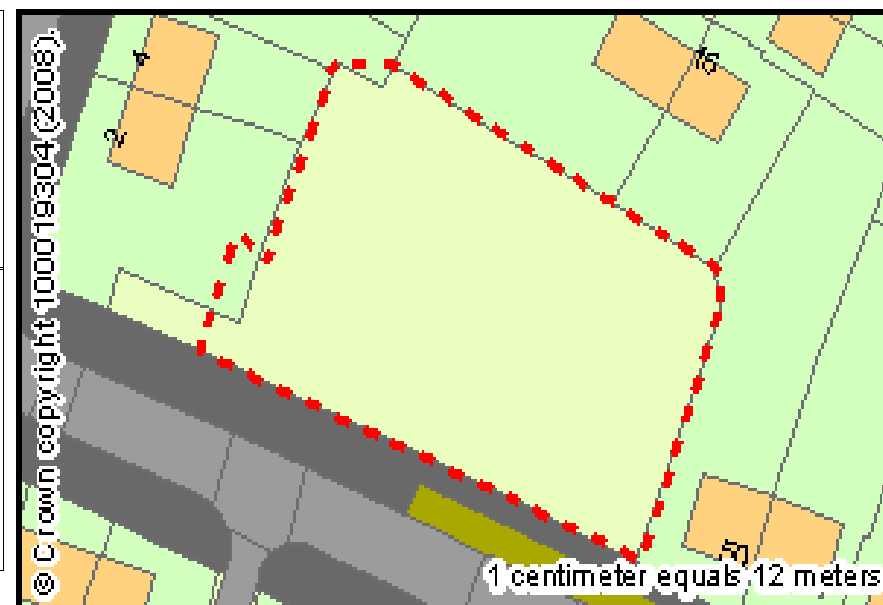
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Active Use:
Multiple or Difficult Land Ownership:
Owner willing to sell?:
Availability Score:

ACHIEVABILITY

Strong Residential Market?:
Attractive Local Environment:
Abnormal Costs:
New Infrastructure:
Achievability Score:

Total Survey Score:
Site Visited:
Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

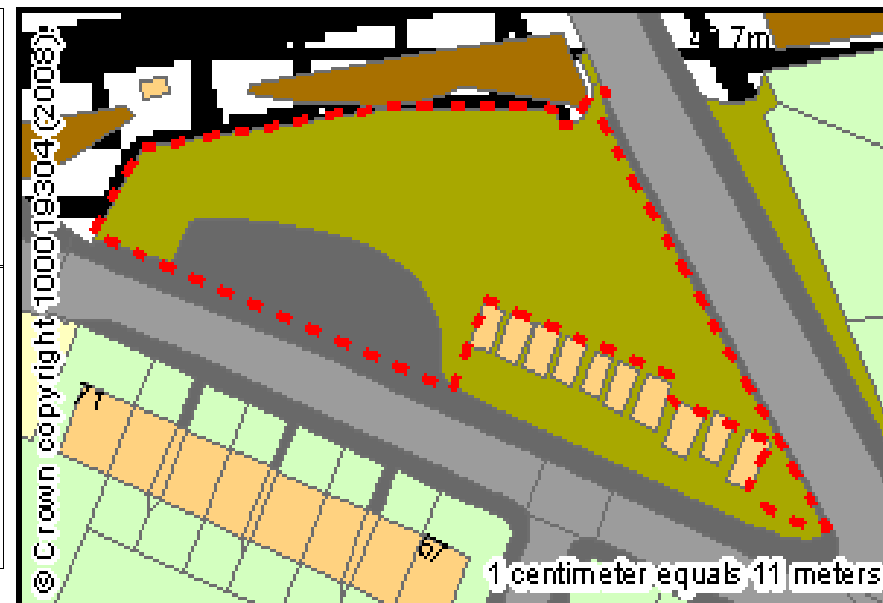
Strategic Housing Land Availability Assessment - 2010 Update



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Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

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Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY

Physical Constraints:
Un-Neighbourly Uses:
Contaminated:
Access:
Primary School (600m):
Local Centre (800m):
Health Centre (1000m):
Employment (5000m):
Railway Station (400m):
Bus Stop (200m):
Suitability Score:

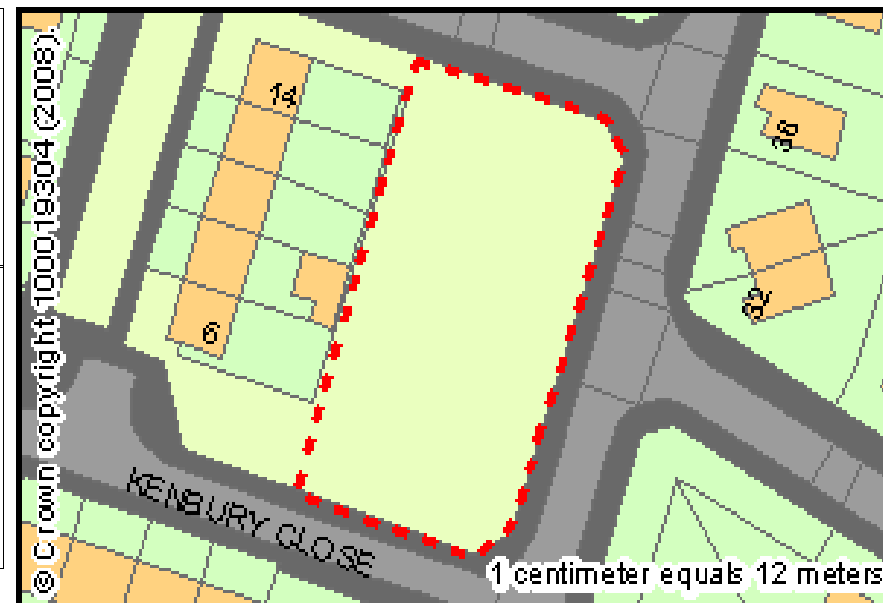
AVAILABILITY

Active Use:
Multiple or Difficult Land Ownership:
Owner willing to sell?:
Availability Score:

ACHIEVABILITY

Strong Residential Market?:
Attractive Local Environment:
Abnormal Costs:
New Infrastructure:
Achievability Score:

Total Survey Score:
Site Visited:
Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

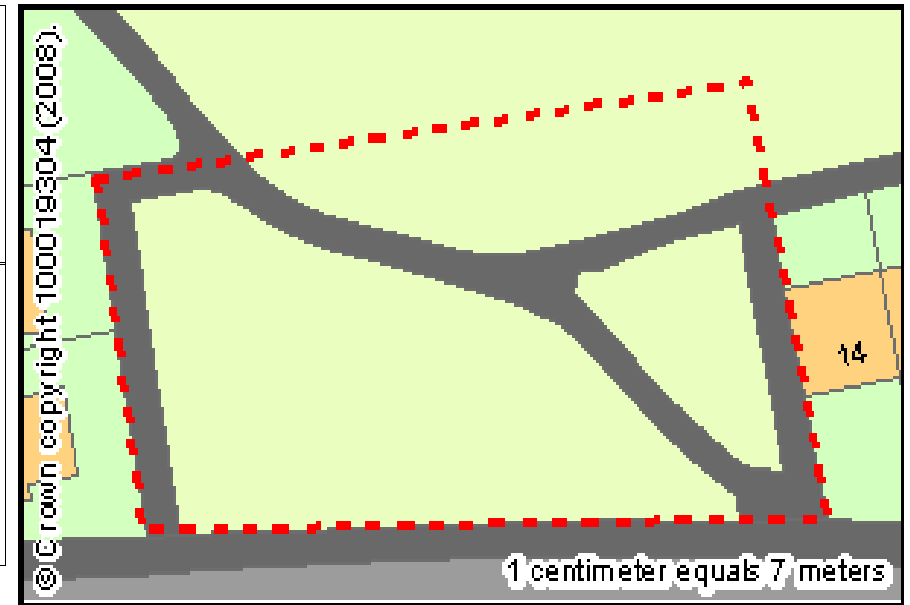
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
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Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY Physical Constraints: <input type="text" value="0"/> Un-Neighbourly Uses: <input type="text" value="8"/> Contaminated: <input type="text" value="8"/> Access: <input type="text" value="8"/> Primary School (600m): <input type="text" value="3"/> Local Centre (800m): <input type="text" value="0"/> Health Centre (1000m): <input type="text" value="3"/> Employment (5000m): <input type="text" value="3"/> Railway Station (400m): <input type="text" value="0"/> Bus Stop (200m): <input type="text" value="3"/> Suitability Score: <input type="text" value="36"/>		AVAILABILITY Active Use: <input type="text" value="10"/> Multiple or Difficult Land Ownership: <input type="text" value="10"/> Owner willing to sell?: <input type="text" value="5"/> Availability Score: <input type="text" value="25"/>	
		ACHIEVABILITY Strong Residential Market?: <input type="text" value="5"/> Attractive Local Environment: <input type="text" value="3"/> Abnormal Costs: <input type="text" value="0"/> New Infrastructure: <input type="text" value="5"/> Achievability Score: <input type="text" value="13"/>	
Total Survey Score: <input type="text" value="74"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

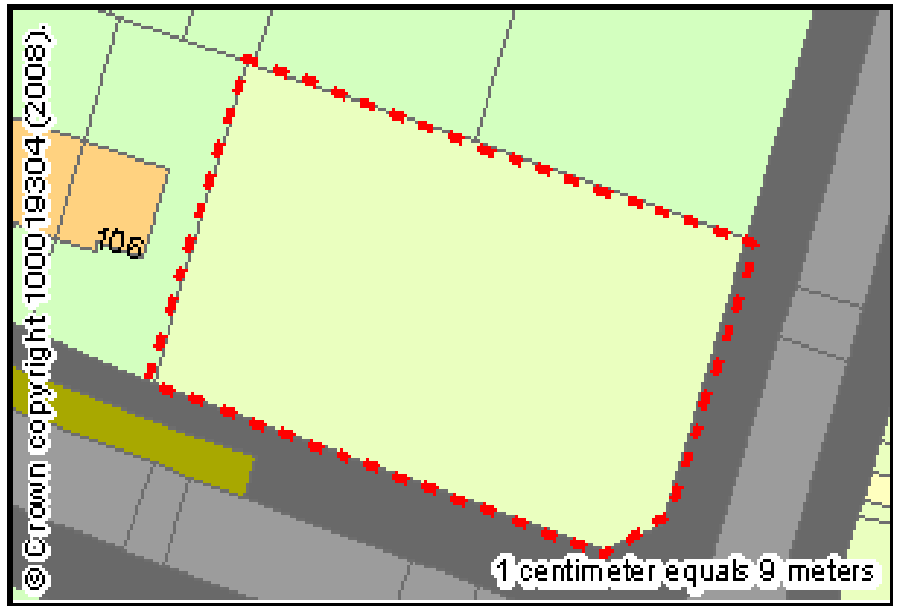
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="10"/>
Suitability Score:	<input type="text" value="44"/>	Total Survey Score: <input type="text" value="69"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

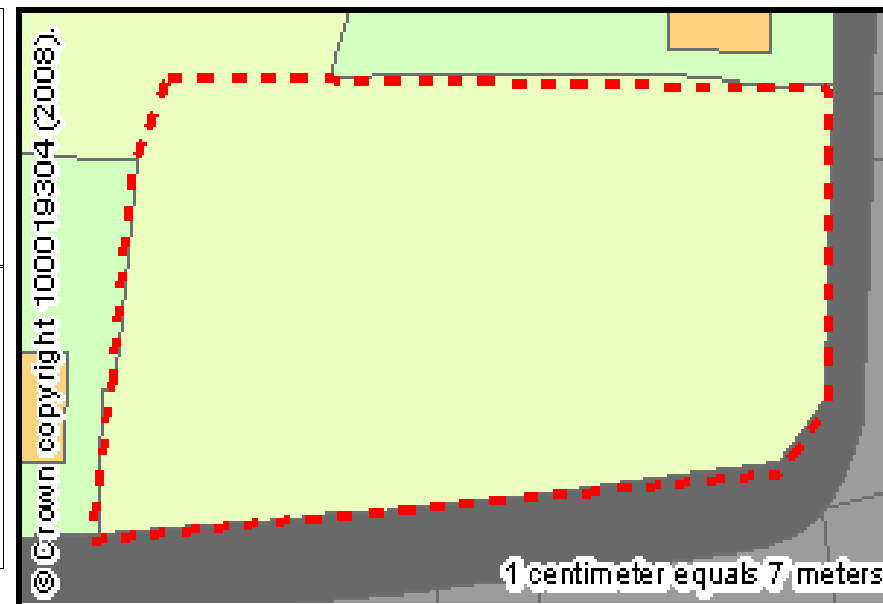


Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY Physical Constraints: <input type="text" value="8"/> Un-Neighbourly Uses: <input type="text" value="8"/> Contaminated: <input type="text" value="8"/> Access: <input type="text" value="8"/> Primary School (600m): <input type="text" value="3"/> Local Centre (800m): <input type="text" value="3"/> Health Centre (1000m): <input type="text" value="3"/> Employment (5000m): <input type="text" value="3"/> Railway Station (400m): <input type="text" value="0"/> Bus Stop (200m): <input type="text" value="3"/> Suitability Score: <input type="text" value="47"/>		AVAILABILITY Active Use: <input type="text" value="10"/> Multiple or Difficult Land Ownership: <input type="text" value="10"/> Owner willing to sell?: <input type="text" value="5"/> Availability Score: <input type="text" value="25"/>	
		ACHIEVABILITY Strong Residential Market?: <input type="text" value="0"/> Attractive Local Environment: <input type="text" value="0"/> Abnormal Costs: <input type="text" value="5"/> New Infrastructure: <input type="text" value="5"/> Achievability Score: <input type="text" value="10"/>	

Total Survey Score:
Site Visited:
Keep Site in SHLAA?:



Site Survey Comments:

SHLAA 2010 Update Comments:

Conclusion:

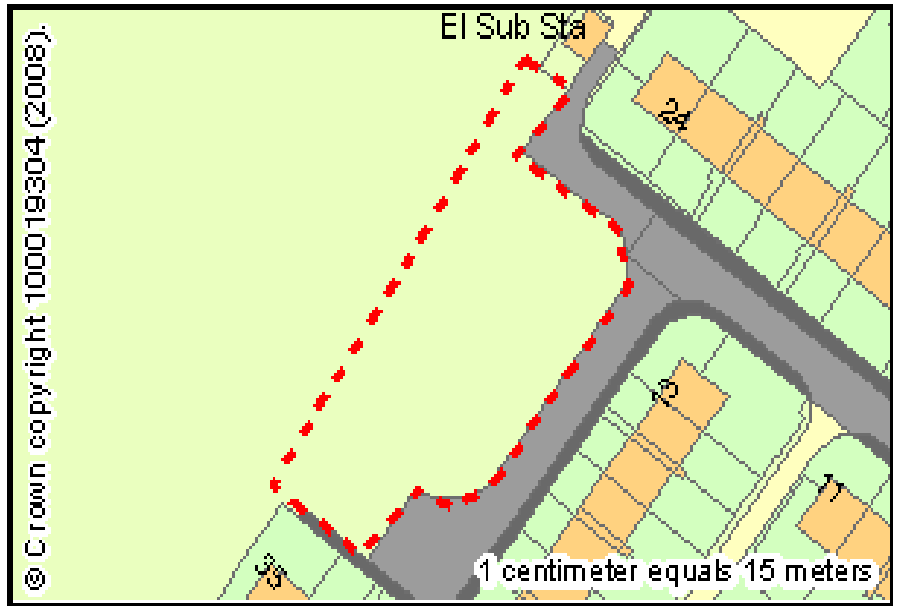
Strategic Housing Land Availability Assessment - 2010 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:



SUITABILITY Physical Constraints: <input type="text" value="8"/> Un-Neighbourly Uses: <input type="text" value="8"/> Contaminated: <input type="text" value="8"/> Access: <input type="text" value="8"/> Primary School (600m): <input type="text" value="0"/> Local Centre (800m): <input type="text" value="0"/> Health Centre (1000m): <input type="text" value="3"/> Employment (5000m): <input type="text" value="3"/> Railway Station (400m): <input type="text" value="0"/> Bus Stop (200m): <input type="text" value="3"/> Suitability Score: <input type="text" value="41"/>		AVAILABILITY Active Use: <input type="text" value="10"/> Multiple or Difficult Land Ownership: <input type="text" value="10"/> Owner willing to sell?: <input type="text" value="5"/> Availability Score: <input type="text" value="25"/>	
		ACHIEVABILITY Strong Residential Market?: <input type="text" value="5"/> Attractive Local Environment: <input type="text" value="3"/> Abnormal Costs: <input type="text" value="5"/> New Infrastructure: <input type="text" value="5"/> Achievability Score: <input type="text" value="18"/>	
Total Survey Score: <input type="text" value="84"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments: Informal open space. The site is adjacent to site K0218 which lies outside the urban area within the Green Belt. Also close to site K0294. In Council ownership.

Conclusion: In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.

SHLAA 2010 Update Comments:

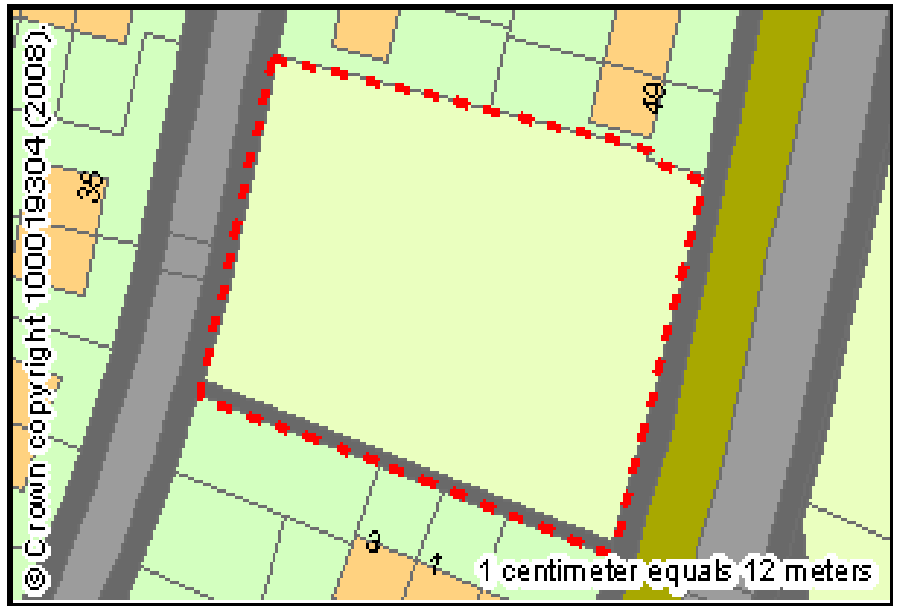
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY Physical Constraints: <input type="text" value="8"/> Un-Neighbourly Uses: <input type="text" value="8"/> Contaminated: <input type="text" value="8"/> Access: <input type="text" value="8"/> Primary School (600m): <input type="text" value="3"/> Local Centre (800m): <input type="text" value="3"/> Health Centre (1000m): <input type="text" value="0"/> Employment (5000m): <input type="text" value="3"/> Railway Station (400m): <input type="text" value="0"/> Bus Stop (200m): <input type="text" value="3"/> Suitability Score: <input type="text" value="44"/>		AVAILABILITY Active Use: <input type="text" value="10"/> Multiple or Difficult Land Ownership: <input type="text" value="10"/> Owner willing to sell?: <input type="text" value="5"/> Availability Score: <input type="text" value="25"/>	
ACHIEVABILITY Strong Residential Market?: <input type="text" value="0"/> Attractive Local Environment: <input type="text" value="0"/> Abnormal Costs: <input type="text" value="5"/> New Infrastructure: <input type="text" value="5"/> Achievability Score: <input type="text" value="10"/>		Total Survey Score: <input type="text" value="79"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

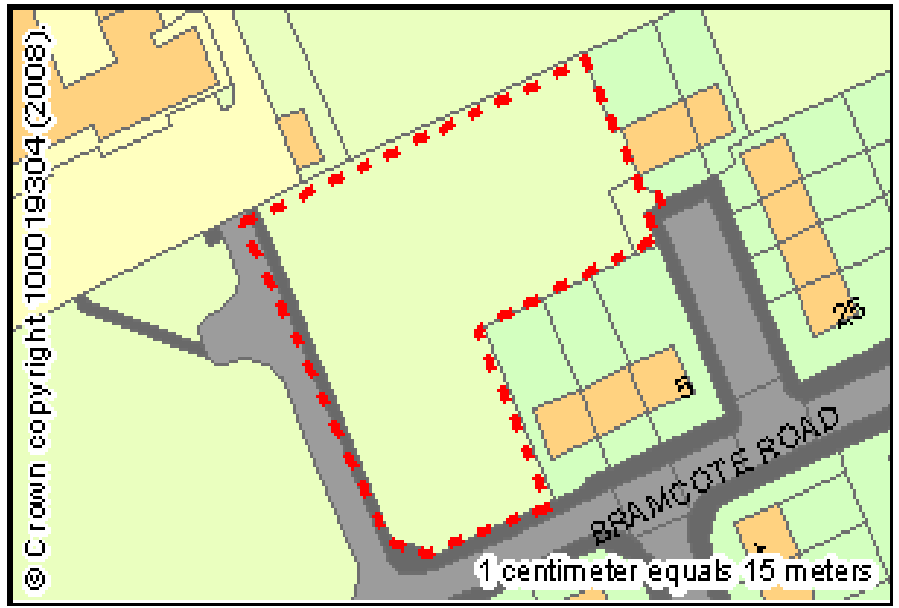
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY Physical Constraints: <input type="text" value="8"/> Un-Neighbourly Uses: <input type="text" value="8"/> Contaminated: <input type="text" value="8"/> Access: <input type="text" value="8"/> Primary School (600m): <input type="text" value="3"/> Local Centre (800m): <input type="text" value="0"/> Health Centre (1000m): <input type="text" value="3"/> Employment (5000m): <input type="text" value="3"/> Railway Station (400m): <input type="text" value="0"/> Bus Stop (200m): <input type="text" value="3"/> Suitability Score: <input type="text" value="44"/>		AVAILABILITY Active Use: <input type="text" value="10"/> Multiple or Difficult Land Ownership: <input type="text" value="10"/> Owner willing to sell?: <input type="text" value="5"/> Availability Score: <input type="text" value="25"/>	
ACHIEVABILITY Strong Residential Market?: <input type="text" value="5"/> Attractive Local Environment: <input type="text" value="3"/> Abnormal Costs: <input type="text" value="5"/> New Infrastructure: <input type="text" value="5"/> Achievability Score: <input type="text" value="18"/>		Total Survey Score: <input type="text" value="87"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments: Fence across middle of site. In Council ownership. Part maintained. The part of site which lies behind residential dwellings is overgrown. Railway line to the north of the site. The site was formerly occupied by residential dwellings.

Conclusion: In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

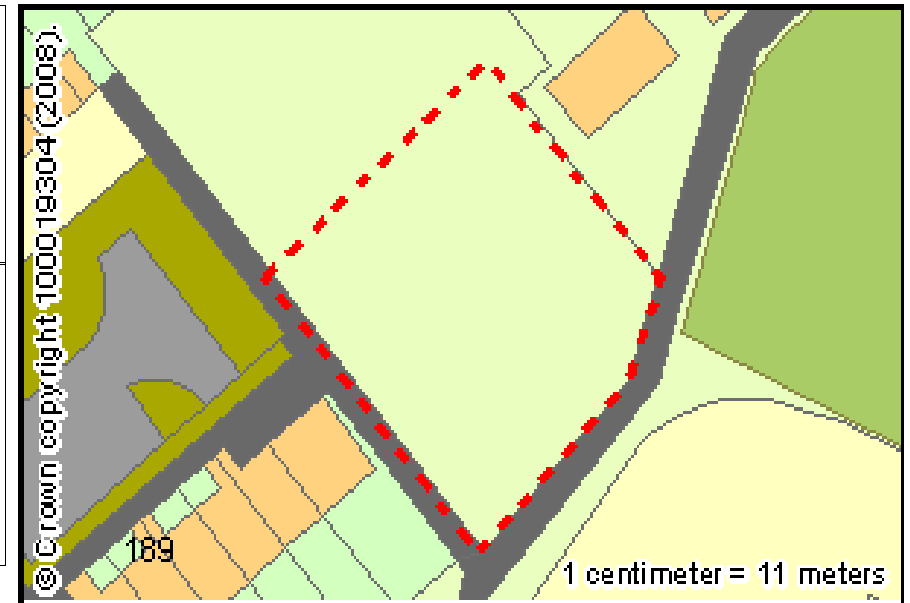
Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="47"/>		

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

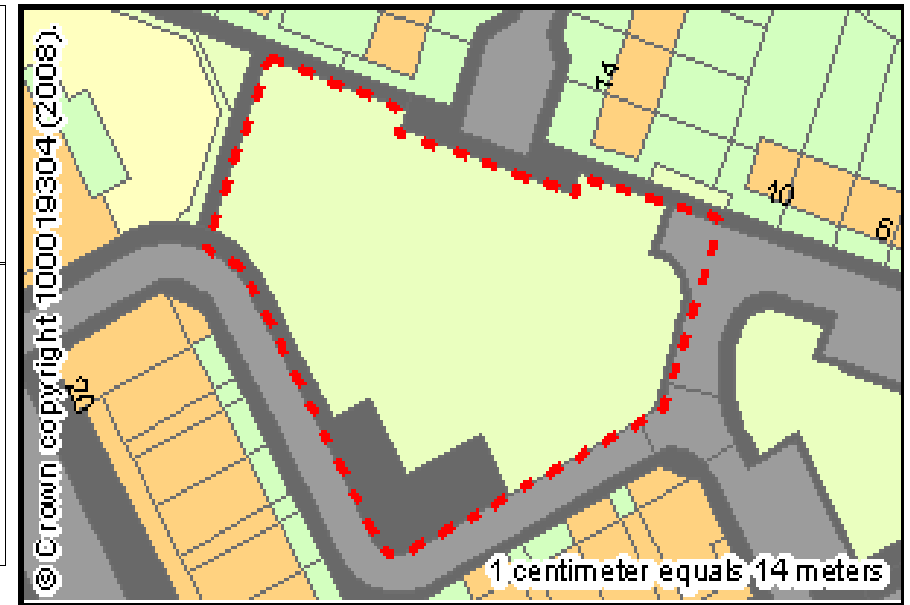
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="10"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="82"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

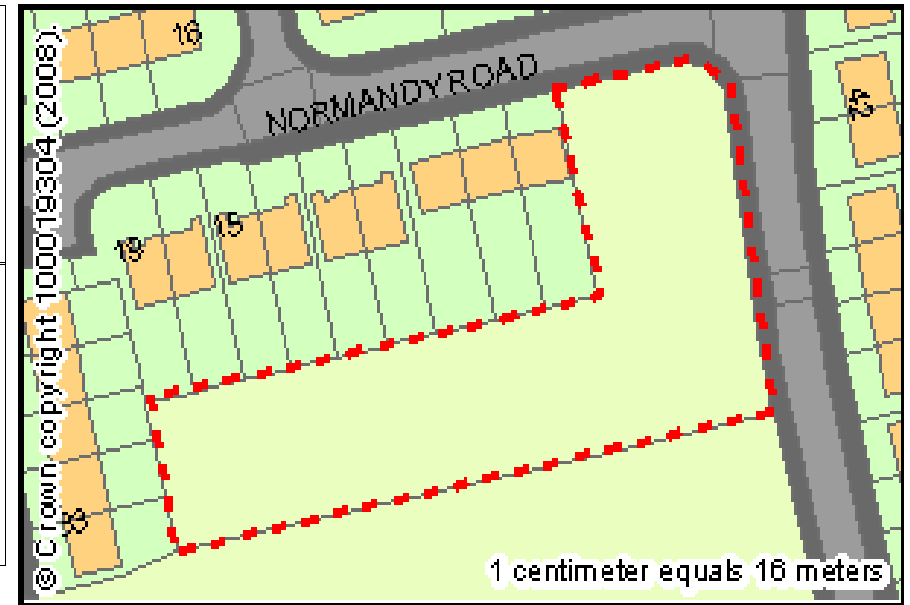
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="4"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="39"/>	Total Survey Score: <input type="text" value="82"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

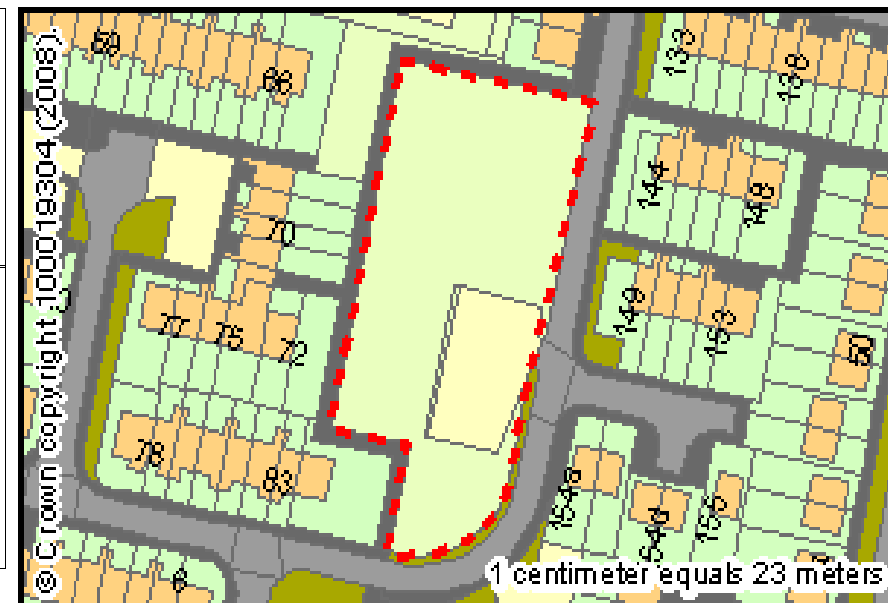
Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="47"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Owner willing to sell?:	<input type="text" value="0"/>
Availability Score:	<input type="text" value="10"/>

ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

Total Survey Score:
Site Visited:
Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

Un-Neighbourly Uses:

Contaminated:

Access:

Primary School (600m):

Local Centre (800m):

Health Centre (1000m):

Employment (5000m):

Railway Station (400m):

Bus Stop (200m):

Suitability Score:

AVAILABILITY

Active Use:

Multiple or Difficult Land Ownership:

Owner willing to sell?:

Availability Score:

ACHIEVABILITY

Strong Residential Market?:

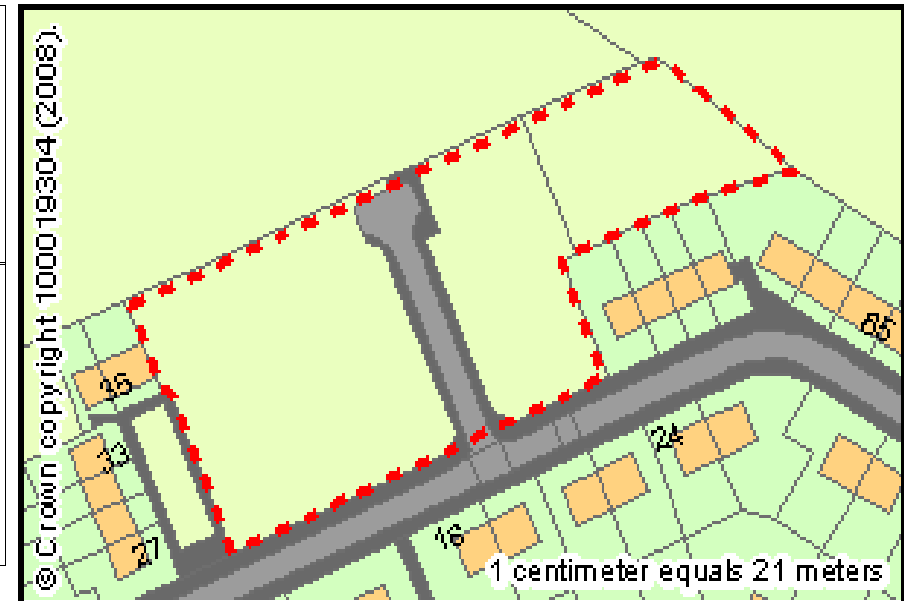
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments:

SHLAA 2010 Update Comments:

Conclusion:

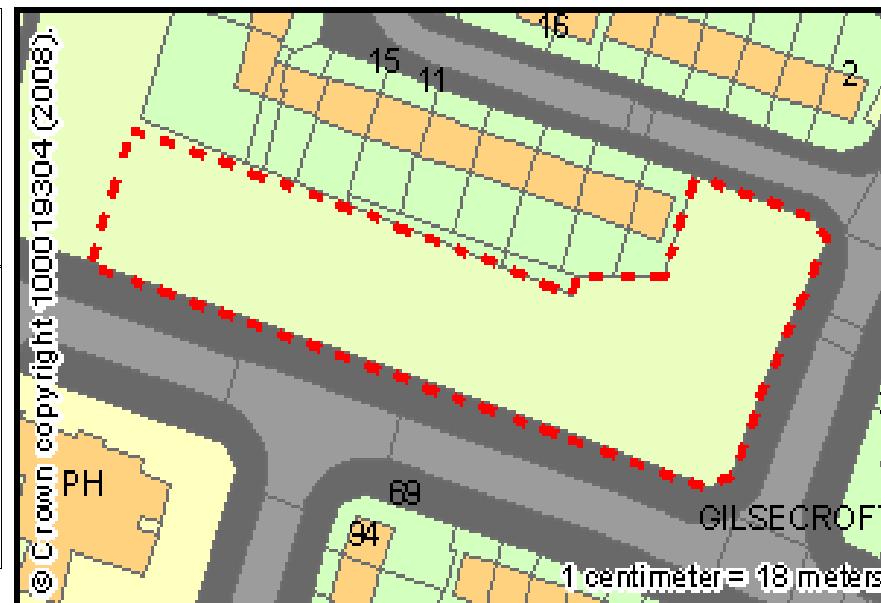
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="10"/>
Suitability Score:	<input type="text" value="44"/>	Total Survey Score: <input type="text" value="79"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

SHLAA 2010 Update Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2010 Update

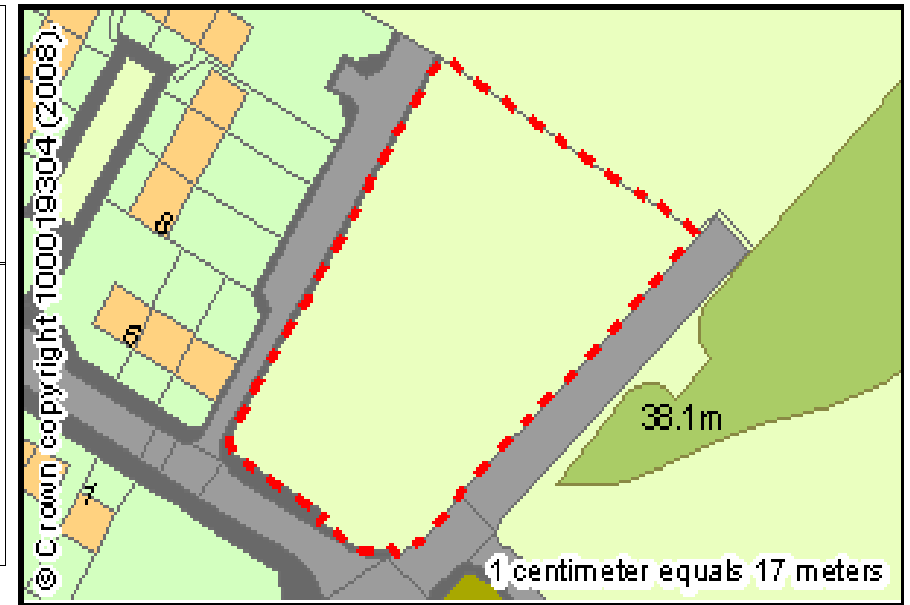


Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY Physical Constraints: <input type="text" value="8"/> Un-Neighbourly Uses: <input type="text" value="4"/> Contaminated: <input type="text" value="8"/> Access: <input type="text" value="8"/> Primary School (600m): <input type="text" value="0"/> Local Centre (800m): <input type="text" value="0"/> Health Centre (1000m): <input type="text" value="0"/> Employment (5000m): <input type="text" value="3"/> Railway Station (400m): <input type="text" value="0"/> Bus Stop (200m): <input type="text" value="3"/> Suitability Score: <input type="text" value="34"/>		AVAILABILITY Active Use: <input type="text" value="10"/> Multiple or Difficult Land Ownership: <input type="text" value="10"/> Owner willing to sell?: <input type="text" value="5"/> Availability Score: <input type="text" value="25"/>	
		ACHIEVABILITY Strong Residential Market?: <input type="text" value="0"/> Attractive Local Environment: <input type="text" value="0"/> Abnormal Costs: <input type="text" value="5"/> New Infrastructure: <input type="text" value="5"/> Achievability Score: <input type="text" value="10"/>	

Total Survey Score:
Site Visited:
Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

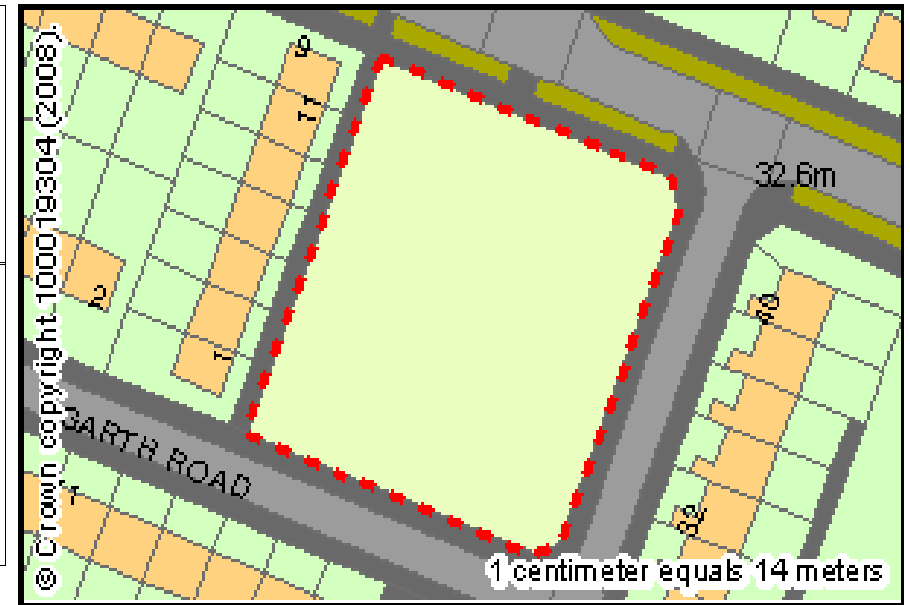


Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="41"/>		

Total Survey Score:
Site Visited:
Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

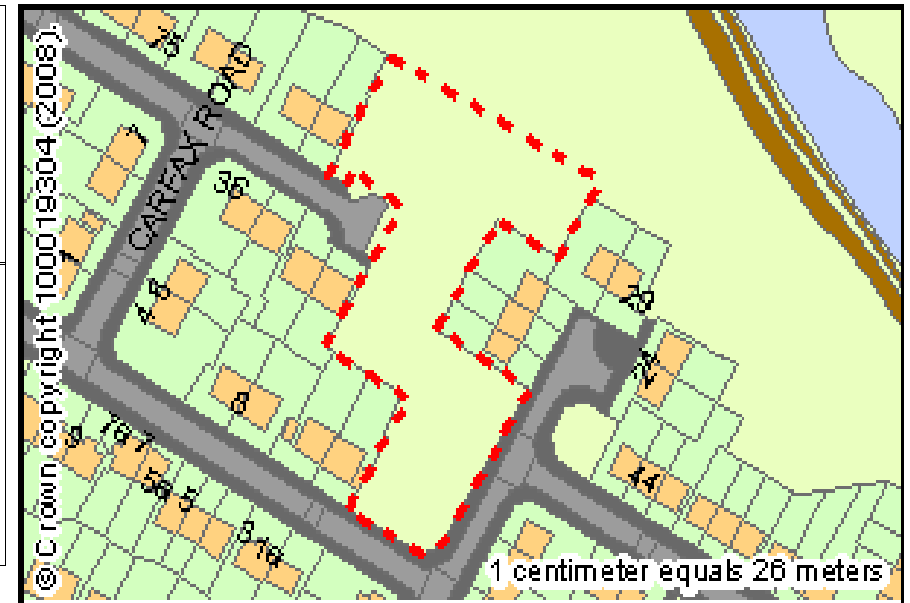
Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="41"/>		

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments:

SHLAA 2010 Update Comments:

Conclusion:

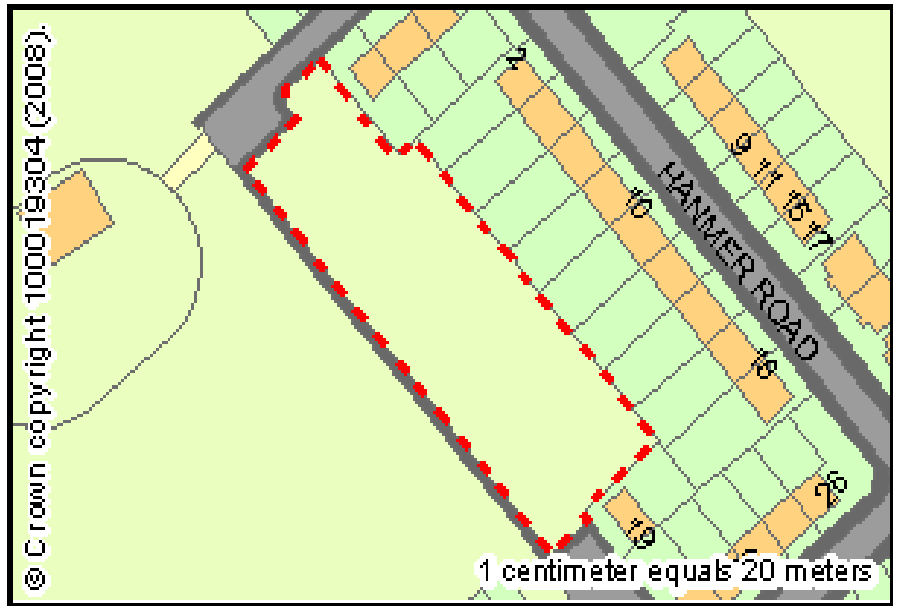
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY Physical Constraints: <input type="text" value="8"/> Un-Neighbourly Uses: <input type="text" value="4"/> Contaminated: <input type="text" value="8"/> Access: <input type="text" value="8"/> Primary School (600m): <input type="text" value="3"/> Local Centre (800m): <input type="text" value="0"/> Health Centre (1000m): <input type="text" value="3"/> Employment (5000m): <input type="text" value="3"/> Railway Station (400m): <input type="text" value="0"/> Bus Stop (200m): <input type="text" value="3"/> Suitability Score: <input type="text" value="40"/>		AVAILABILITY Active Use: <input type="text" value="10"/> Multiple or Difficult Land Ownership: <input type="text" value="10"/> Owner willing to sell?: <input type="text" value="5"/> Availability Score: <input type="text" value="25"/>	
		ACHIEVABILITY Strong Residential Market?: <input type="text" value="5"/> Attractive Local Environment: <input type="text" value="3"/> Abnormal Costs: <input type="text" value="5"/> New Infrastructure: <input type="text" value="5"/> Achievability Score: <input type="text" value="18"/>	
Total Survey Score: <input type="text" value="83"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

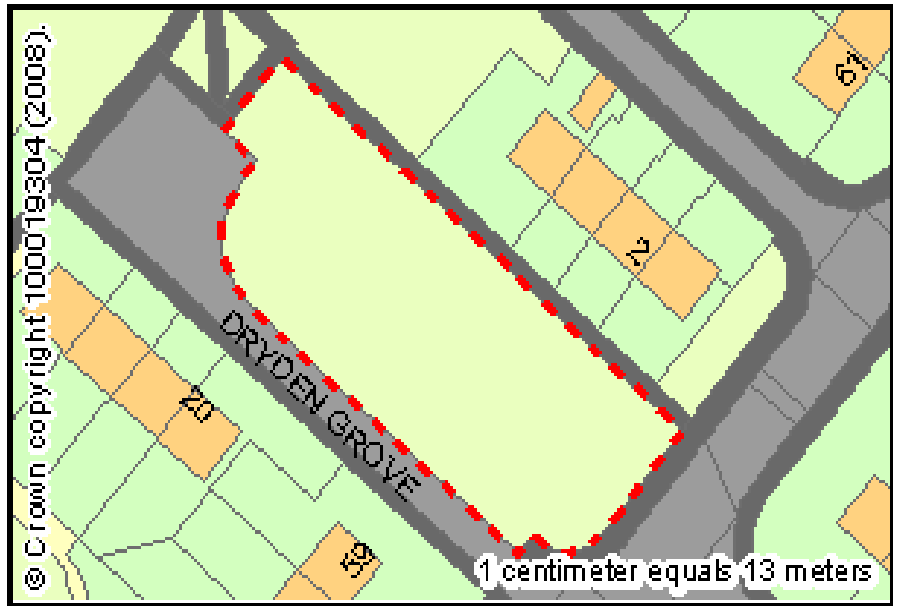
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="43"/>	Total Survey Score: <input type="text" value="86"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

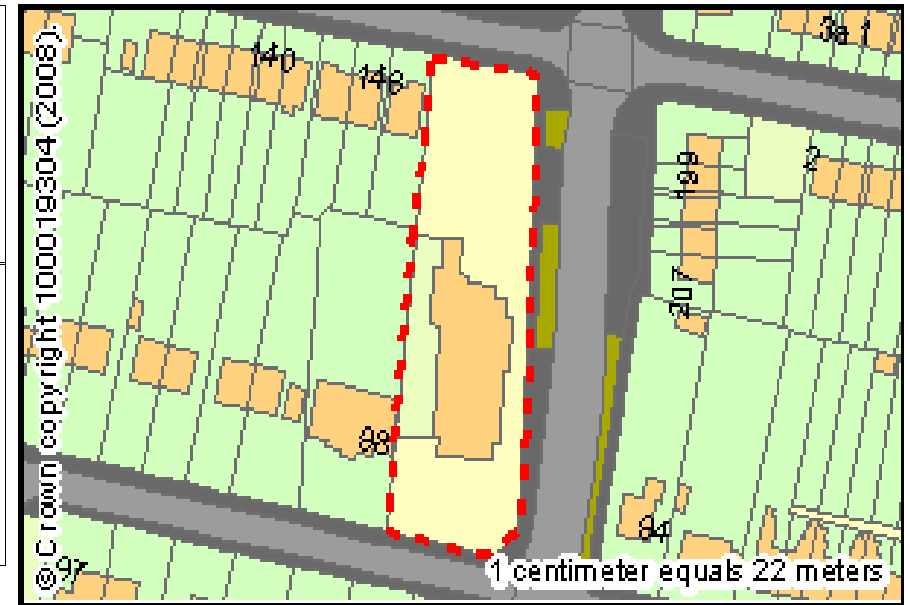
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="47"/>		
Total Survey Score: <input type="text" value="75"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

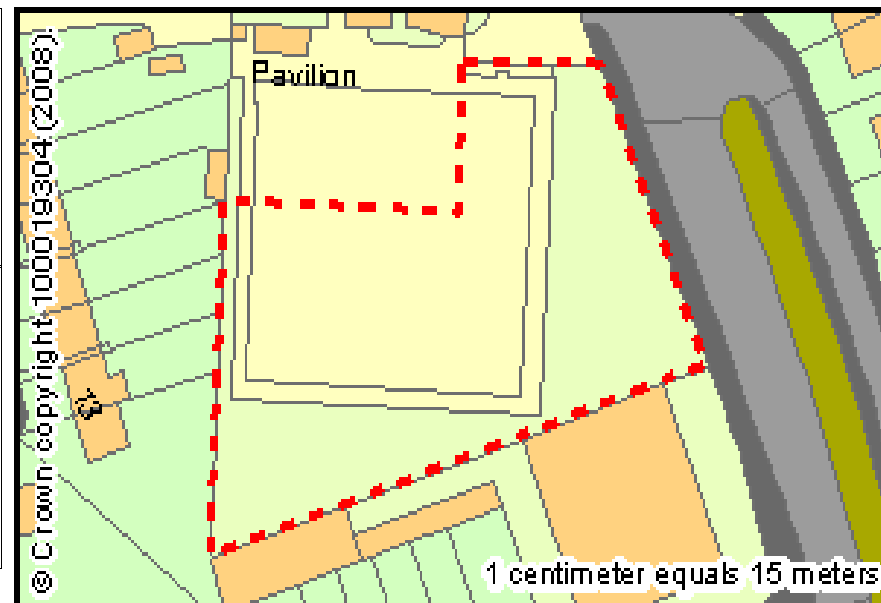


Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="5"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="20"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="37"/>		

Total Survey Score:
Site Visited:
Keep Site in SHLAA?:



Site Survey Comments: Neighbours are pub and car garage. Current access to site is shared with public house. The land owner is currently in negotiations with lessee available within 2 years. Promoted through call for sites. Last used during the 1970s. Development may be subject to Policy OS4: Outdoor Sports Provision.

Conclusion: Promoted for development through the 'call for sites' and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

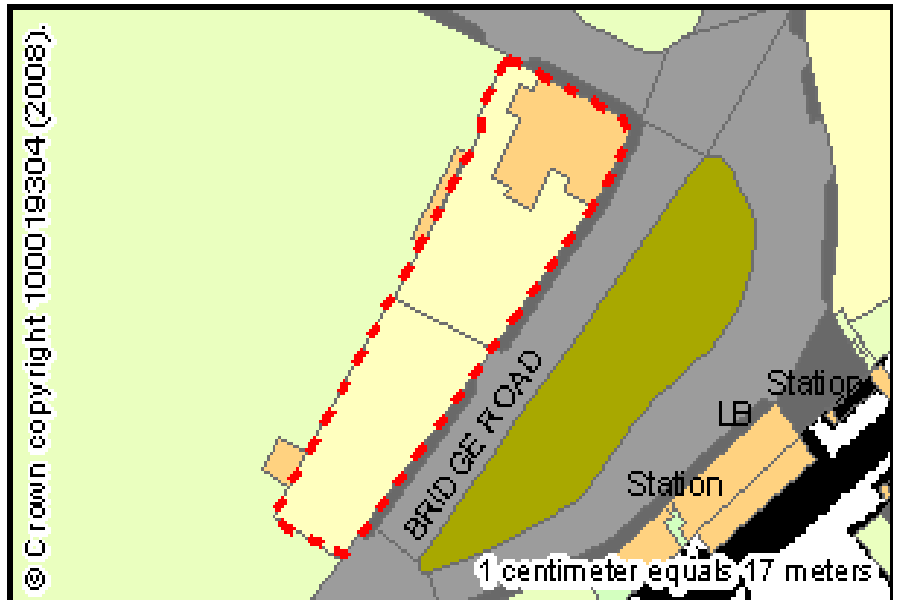
Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="3"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="42"/>		

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments: Adjacent to Action Area being redeveloped for housing at present. Site may have some level of contamination due to former industrial works. Pub on site is expected to become vacant in 2009. Demolition and remediation may be required.

Conclusion: Promoted for development through the 'call for sites' and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

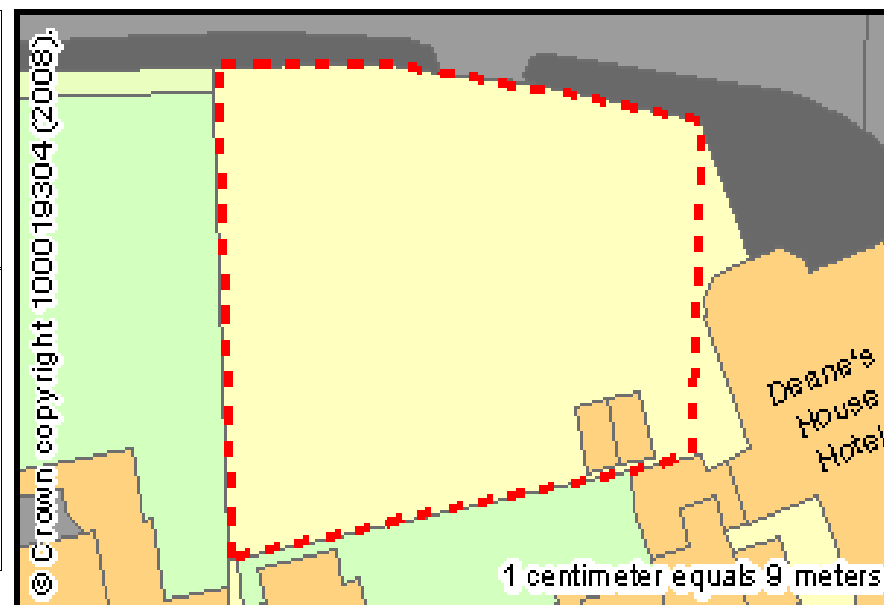
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="80"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments: Capacity likely to be limited by design considerations regarding overlooking (3 to 4 storey development to rear). In Prescot Conservation Area and surrounded by Grade II listed buildings. Town centre site. Mixed use area. Single ownership.

Conclusion: Promoted for development through the 'call for sites' and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.

SHLAA 2010 Update Comments:

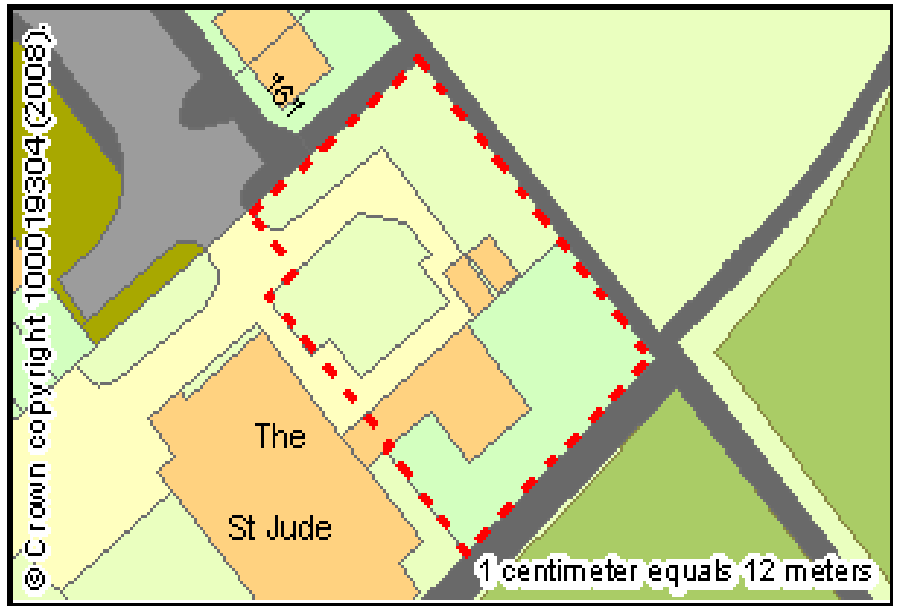
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="75"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

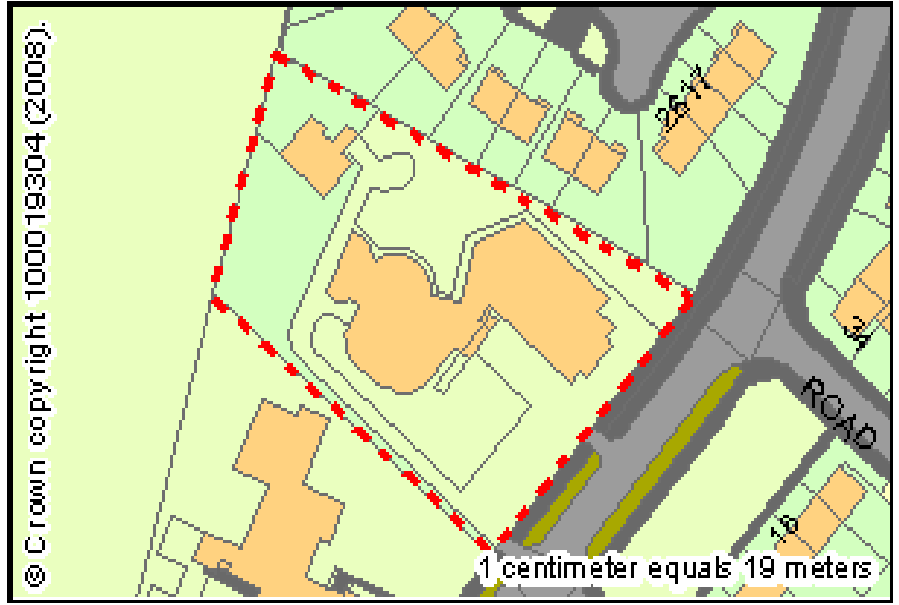
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="41"/>	Total Survey Score: <input type="text" value="69"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

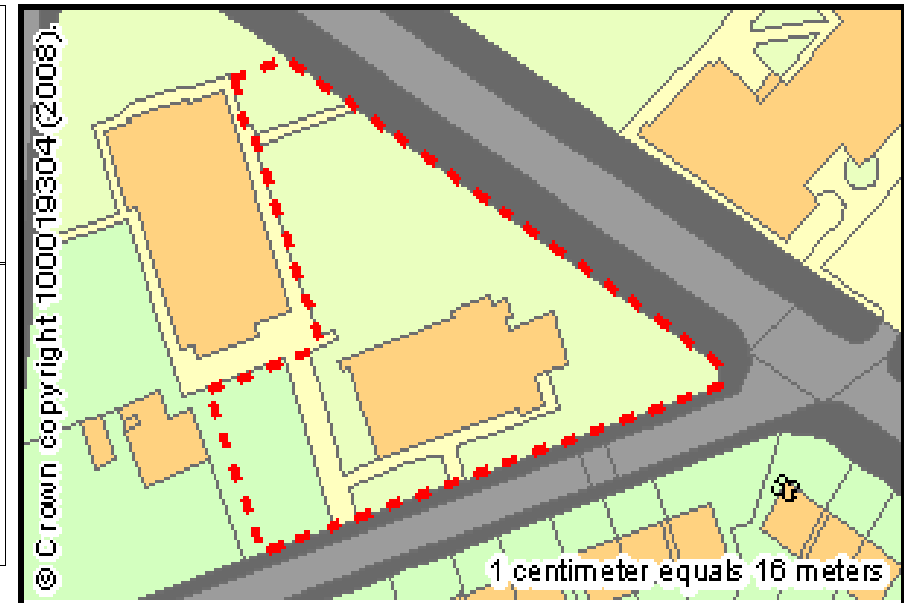
Strategic Housing Land Availability Assessment - 2010 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="40"/>	Total Survey Score: <input type="text" value="68"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

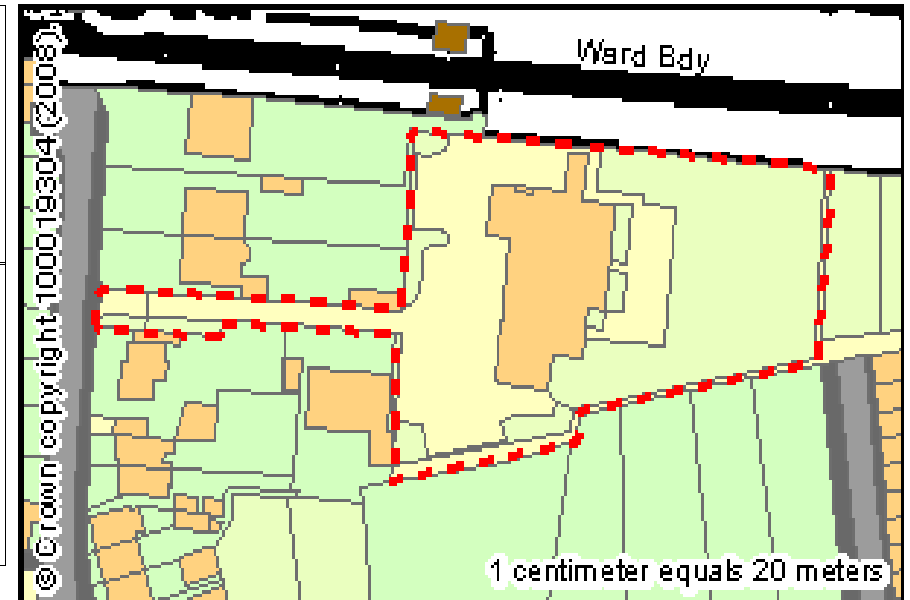
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="4"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="3"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="20"/>
Suitability Score:	<input type="text" value="42"/>		
Total Survey Score: <input type="text" value="77"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments: Site is partially within Roby Conservation Area - the access point to extreme west of site. There is limited access to site by driveway. Mature trees on edges of site. Railway line to north. Limited access from west of site - driveway leading to site.

Conclusion: Promoted for development through the 'call for sites' and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.

SHLAA 2010 Update Comments:

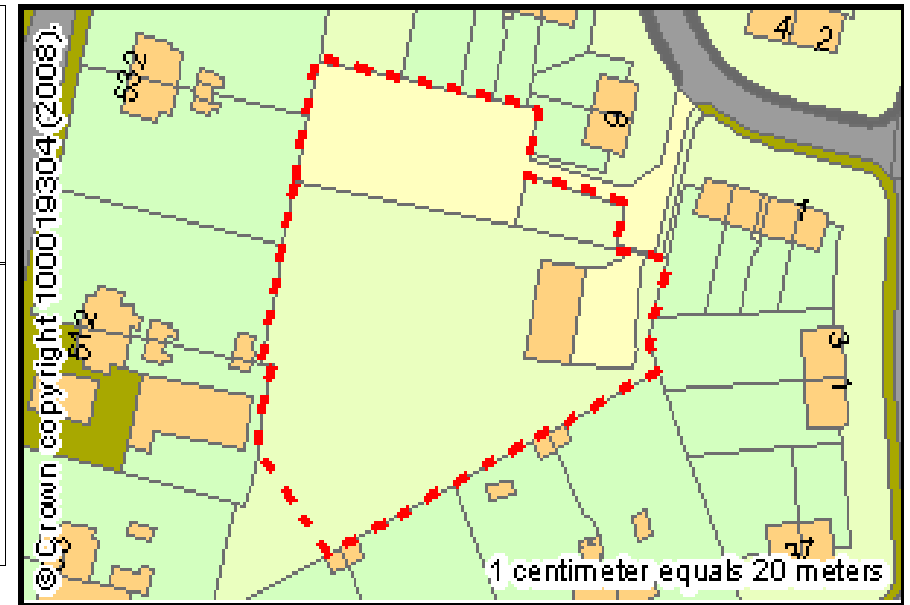
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="41"/>	Total Survey Score: <input type="text" value="84"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments: Some mature trees on site. Building looks like a former scout hut/youth centre. Some areas of hardstanding. Council owned land. Existing building may require demolition / remodeling for residential use.

Conclusion: Council owned land which has been promoted for development through the 'call for sites' and is available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.

SHLAA 2010 Update Comments:

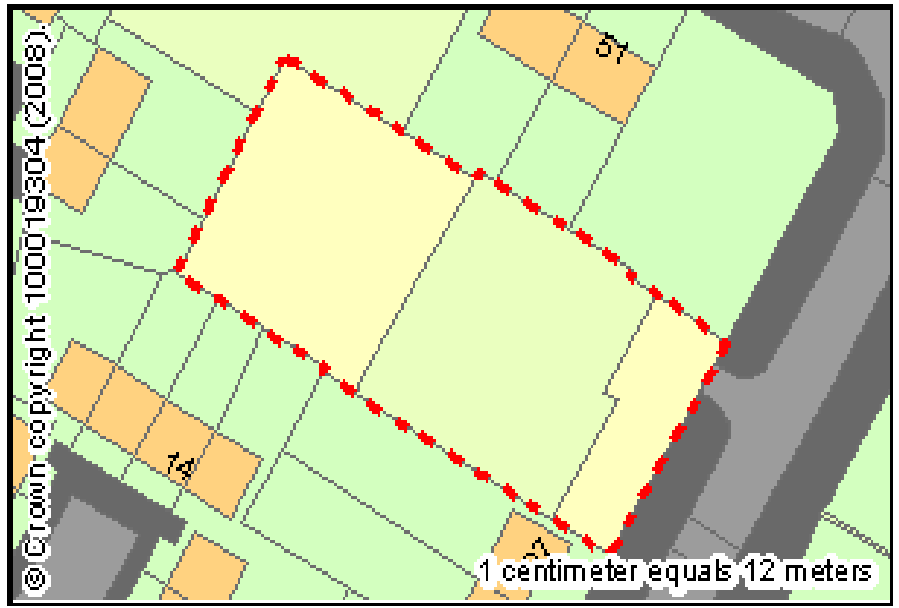
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="10"/>
Suitability Score:	<input type="text" value="41"/>	Total Survey Score: <input type="text" value="76"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

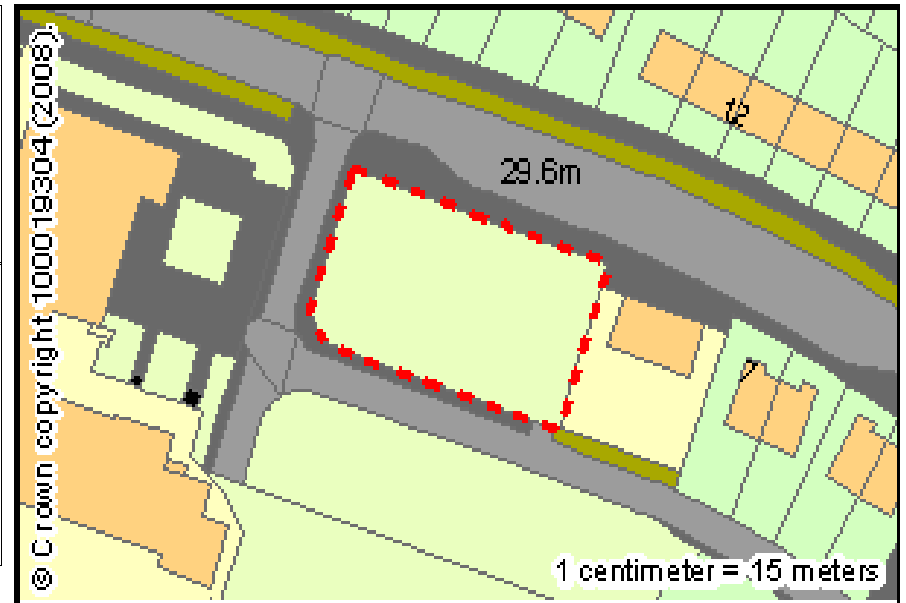
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="90"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

SHLAA 2010 Update Comments:

Conclusion:

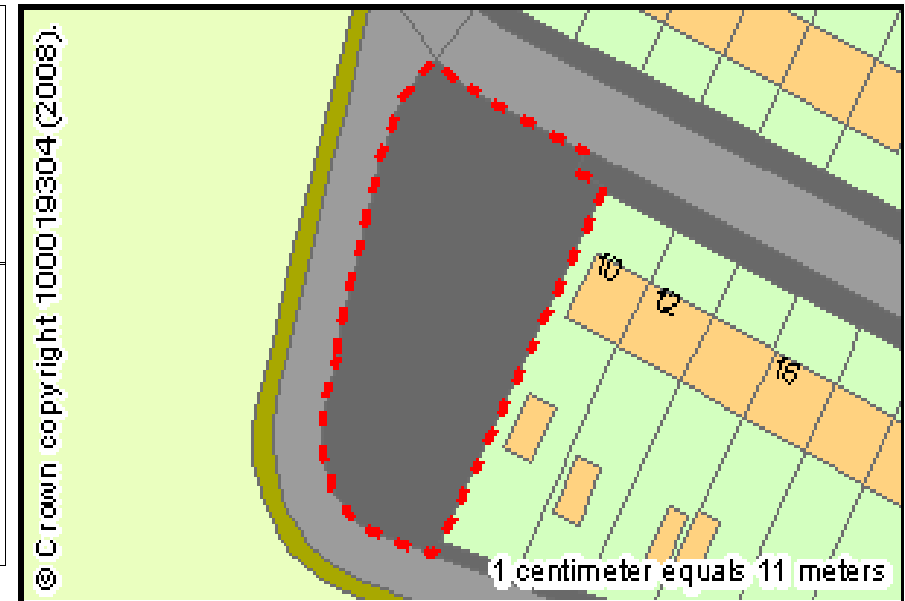
Strategic Housing Land Availability Assessment - 2010 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="40"/>	Total Survey Score: <input type="text" value="83"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

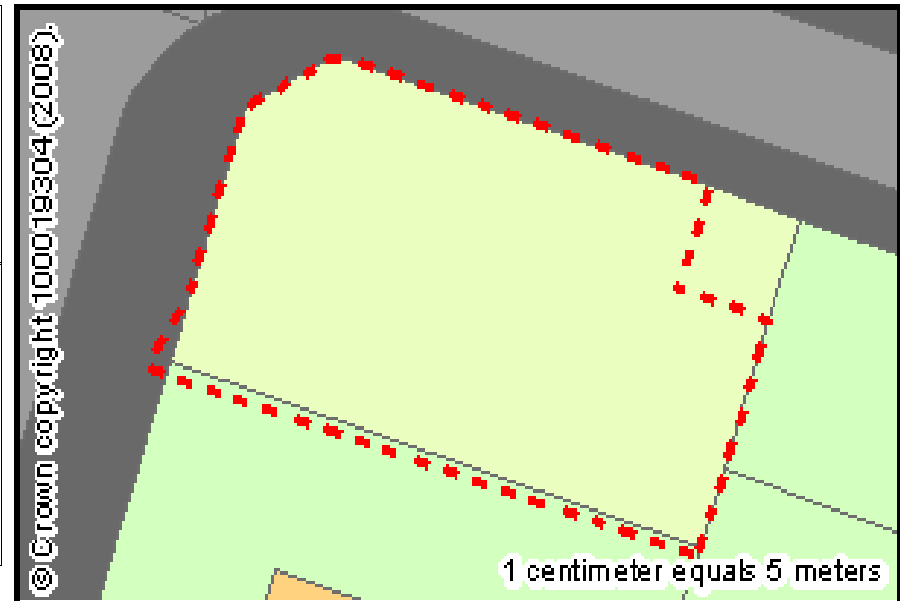
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="90"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

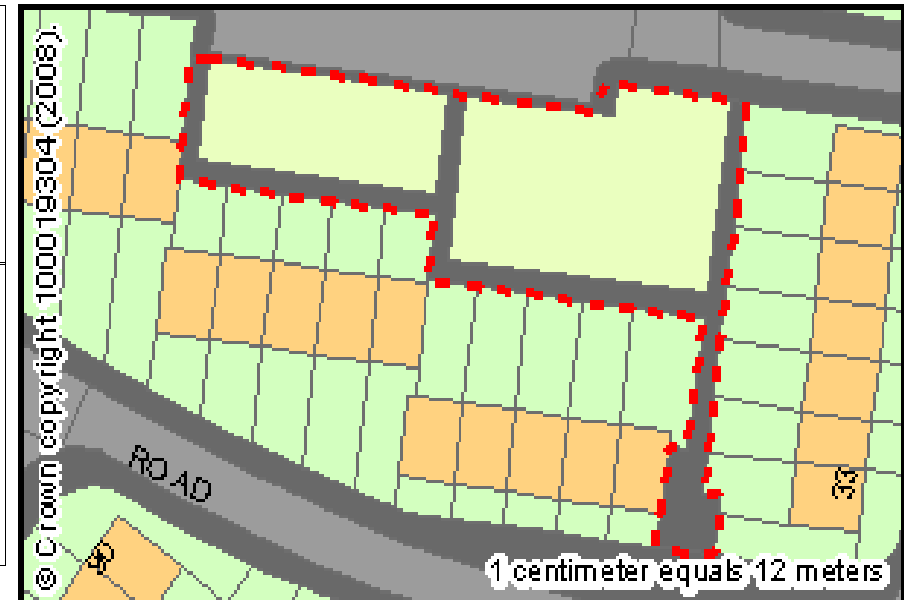
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="3"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="50"/>	Total Survey Score: <input type="text" value="93"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

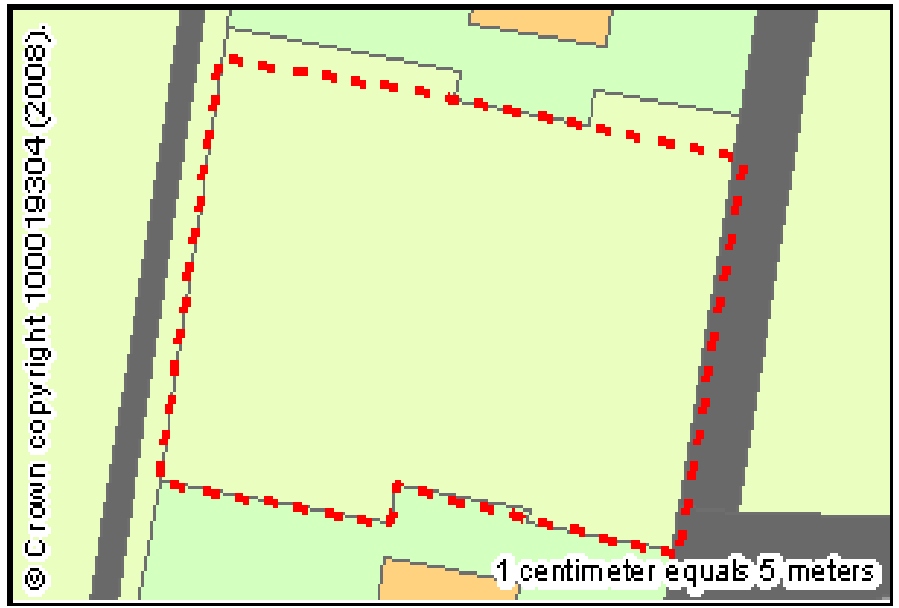
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="36"/>	Total Survey Score: <input type="text" value="74"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

Un-Neighbourly Uses:

Contaminated:

Access:

Primary School (600m):

Local Centre (800m):

Health Centre (1000m):

Employment (5000m):

Railway Station (400m):

Bus Stop (200m):

Suitability Score:

AVAILABILITY

Active Use:

Multiple or Difficult Land Ownership:

Owner willing to sell?:

Availability Score:

ACHIEVABILITY

Strong Residential Market?:

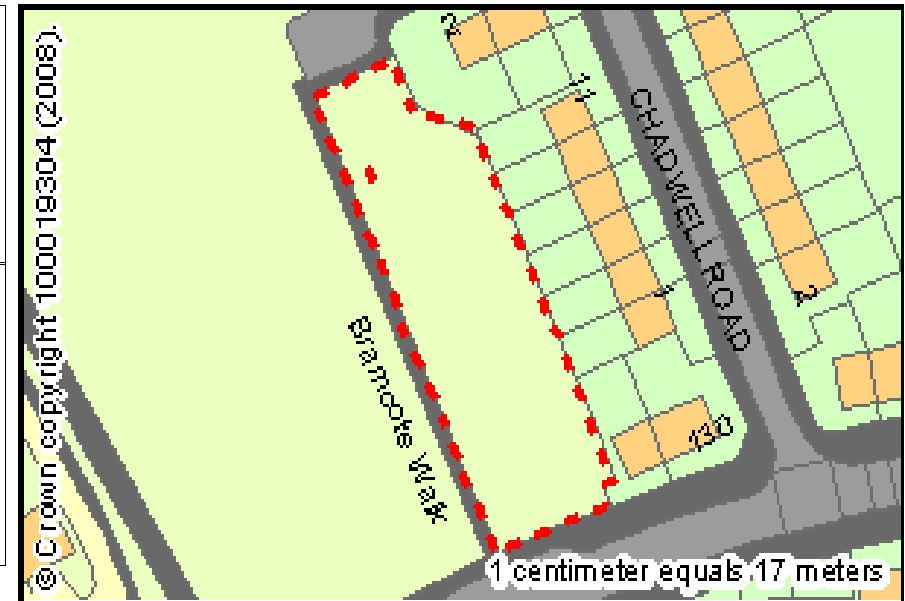
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

Un-Neighbourly Uses:

Contaminated:

Access:

Primary School (600m):

Local Centre (800m):

Health Centre (1000m):

Employment (5000m):

Railway Station (400m):

Bus Stop (200m):

Suitability Score:

AVAILABILITY

Active Use:

Multiple or Difficult Land Ownership:

Owner willing to sell?:

Availability Score:

ACHIEVABILITY

Strong Residential Market?:

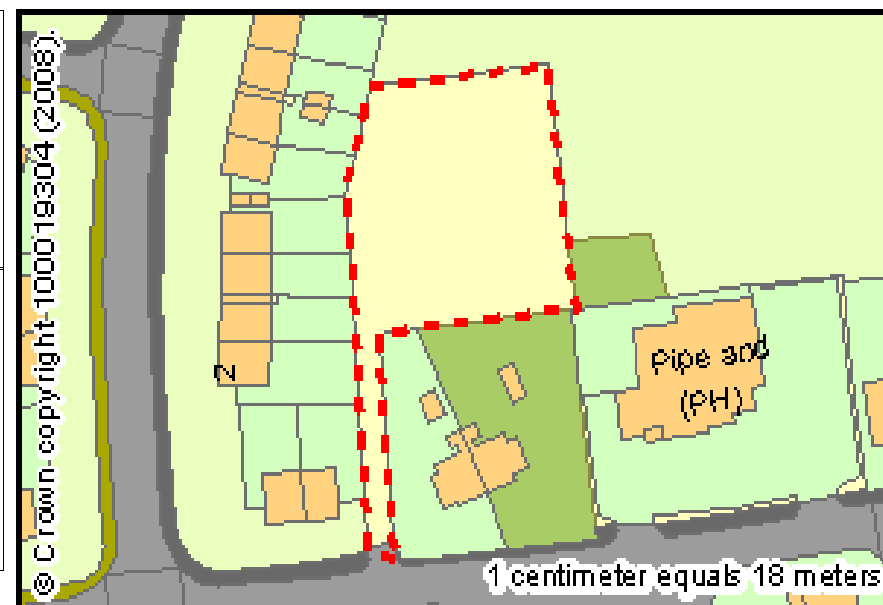
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

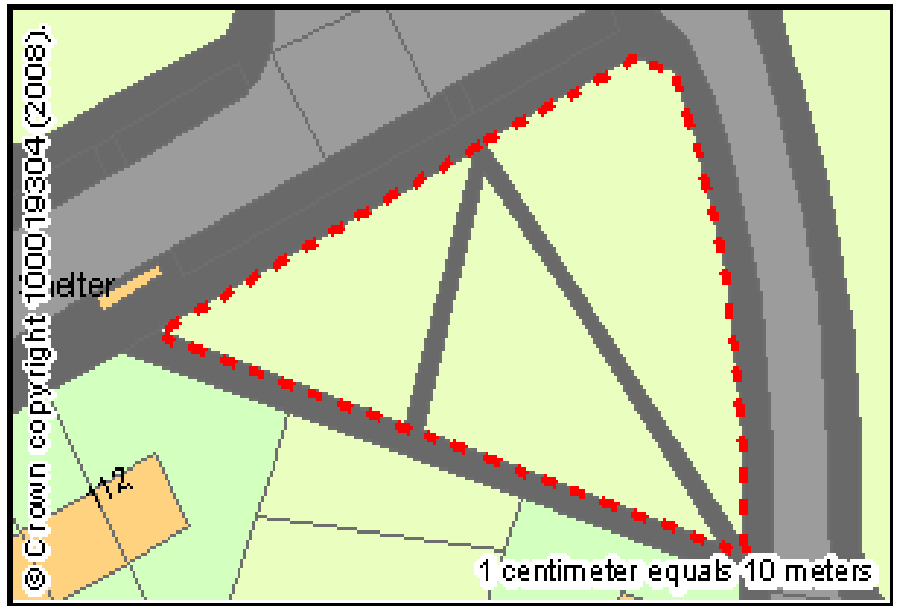
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY Physical Constraints: <input type="text" value="8"/> Un-Neighbourly Uses: <input type="text" value="8"/> Contaminated: <input type="text" value="8"/> Access: <input type="text" value="8"/> Primary School (600m): <input type="text" value="3"/> Local Centre (800m): <input type="text" value="0"/> Health Centre (1000m): <input type="text" value="0"/> Employment (5000m): <input type="text" value="3"/> Railway Station (400m): <input type="text" value="0"/> Bus Stop (200m): <input type="text" value="3"/> Suitability Score: <input type="text" value="41"/>		AVAILABILITY Active Use: <input type="text" value="10"/> Multiple or Difficult Land Ownership: <input type="text" value="10"/> Owner willing to sell?: <input type="text" value="5"/> Availability Score: <input type="text" value="25"/>	
		ACHIEVABILITY Strong Residential Market?: <input type="text" value="5"/> Attractive Local Environment: <input type="text" value="3"/> Abnormal Costs: <input type="text" value="5"/> New Infrastructure: <input type="text" value="5"/> Achievability Score: <input type="text" value="18"/>	
Total Survey Score: <input type="text" value="84"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

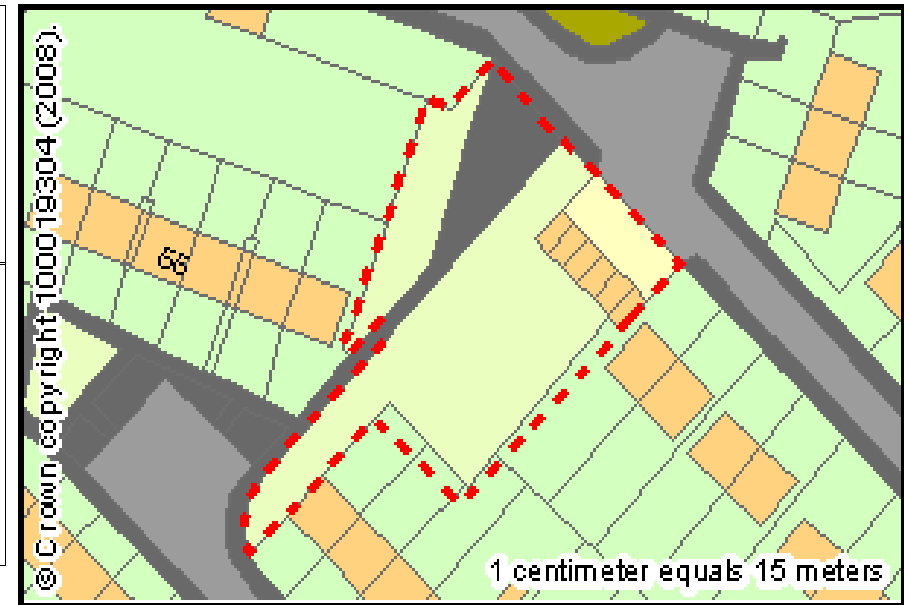
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="4"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="43"/>	Total Survey Score: <input type="text" value="86"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

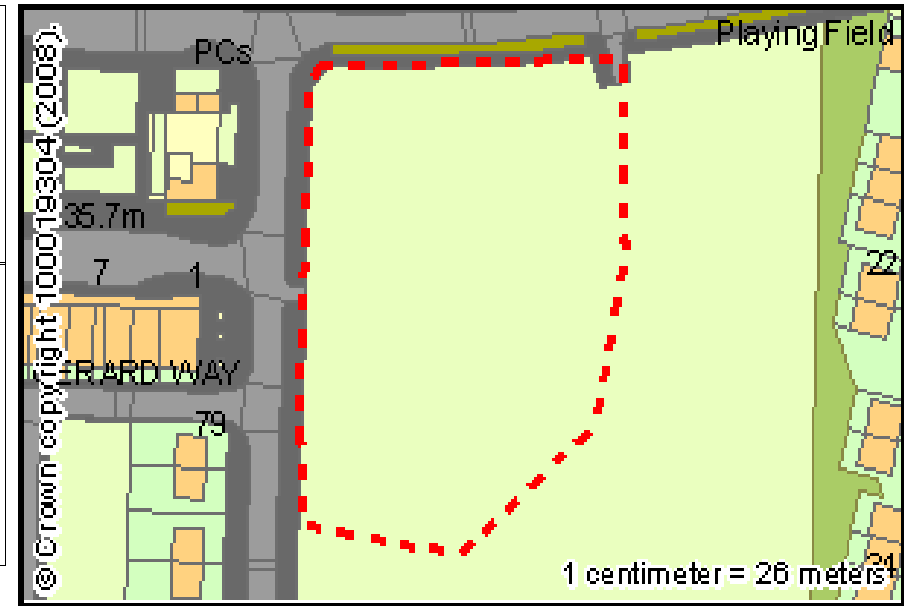
Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="47"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>

ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

Total Survey Score:
Site Visited:
Keep Site in SHLAA?:



Site Survey Comments:

SHLAA 2010 Update Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

Un-Neighbourly Uses:

Contaminated:

Access:

Primary School (600m):

Local Centre (800m):

Health Centre (1000m):

Employment (5000m):

Railway Station (400m):

Bus Stop (200m):

Suitability Score:

AVAILABILITY

Active Use:

Multiple or Difficult Land Ownership:

Owner willing to sell?:

Availability Score:

ACHIEVABILITY

Strong Residential Market?:

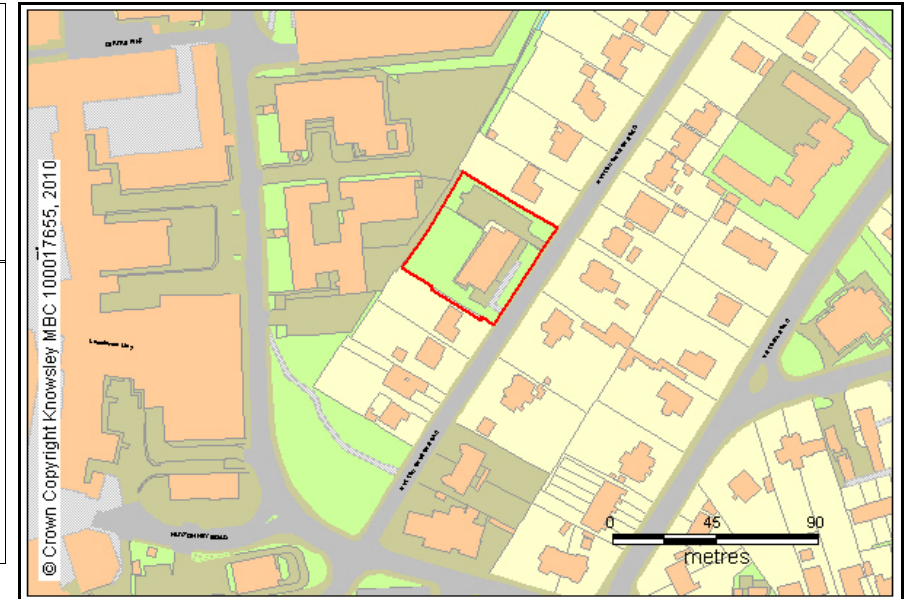
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

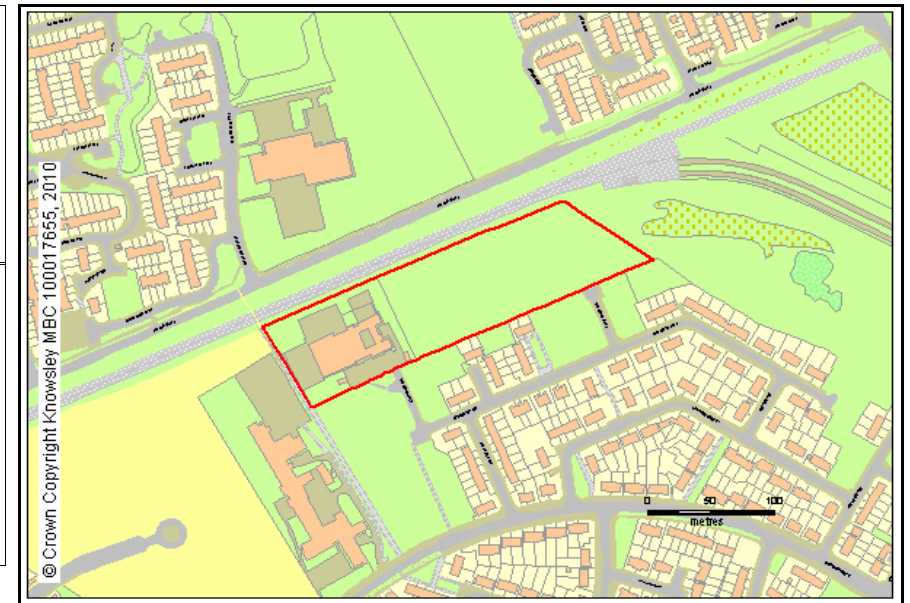
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY Physical Constraints: <input type="text" value="0"/> Un-Neighbourly Uses: <input type="text" value="0"/> Contaminated: <input type="text" value="0"/> Access: <input type="text" value="0"/> Primary School (600m): <input type="text" value="3"/> Local Centre (800m): <input type="text" value="0"/> Health Centre (1000m): <input type="text" value="3"/> Employment (5000m): <input type="text" value="3"/> Railway Station (400m): <input type="text" value="3"/> Bus Stop (200m): <input type="text" value="3"/> Suitability Score: <input type="text" value="15"/>		AVAILABILITY Active Use: <input type="text" value="0"/> Multiple or Difficult Land Ownership: <input type="text" value="0"/> Owner willing to sell?: <input type="text" value="5"/> Availability Score: <input type="text" value="5"/>	
		ACHIEVABILITY Strong Residential Market?: <input type="text" value="5"/> Attractive Local Environment: <input type="text" value="3"/> Abnormal Costs: <input type="text" value="0"/> New Infrastructure: <input type="text" value="5"/> Achievability Score: <input type="text" value="13"/>	
Total Survey Score: <input type="text" value="33"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

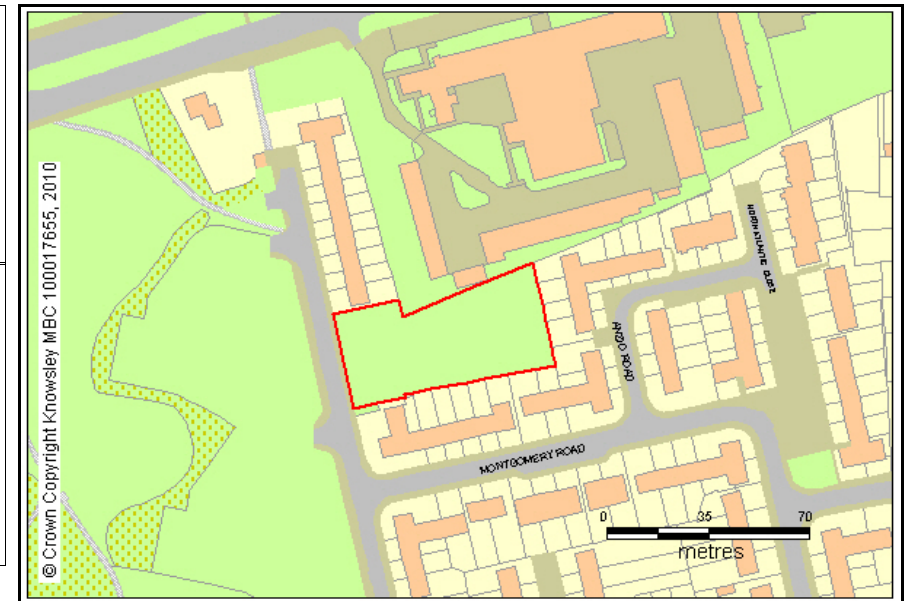
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="5"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="12"/>	Total Survey Score: <input type="text" value="35"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments: Vacant land well shaped to suit dwellings located to the rear of residential properties with good access from Alamein Road. Few other site problems except a number of established trees and a sign for a hazardous area. Physical constraints may also be posed by a large slope toward the centre of the site.

Conclusion: Good vacant site which is fairly well suited to accomodating dwellings. Categorised within the 0-5 years development plan period class to reflect this.

SHLAA 2010 Update Comments:
 Site was submitted during 2010 as part of the Council's asset review (AM34)

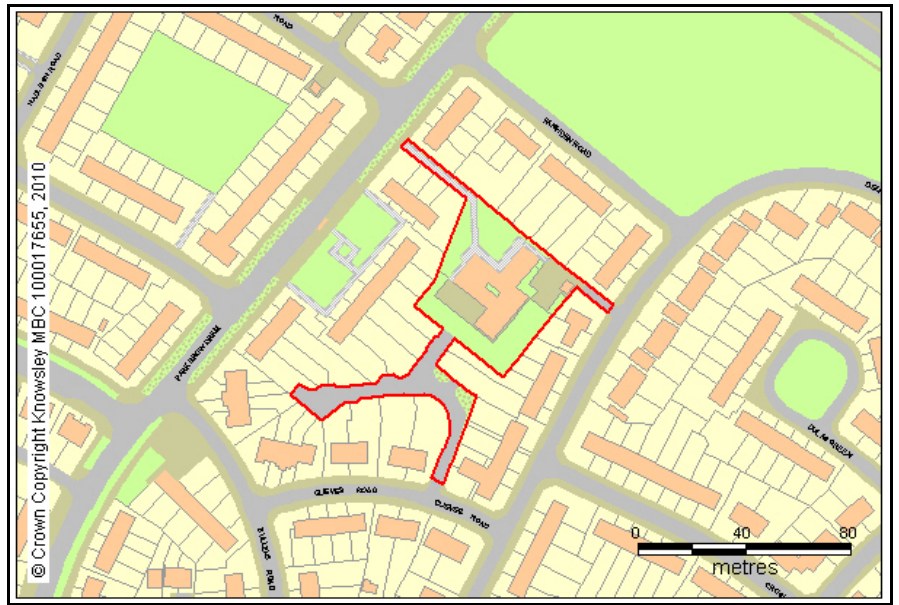
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY Physical Constraints: <input type="text" value="0"/> Un-Neighbourly Uses: <input type="text" value="0"/> Contaminated: <input type="text" value="0"/> Access: <input type="text" value="0"/> Primary School (600m): <input type="text" value="3"/> Local Centre (800m): <input type="text" value="0"/> Health Centre (1000m): <input type="text" value="3"/> Employment (5000m): <input type="text" value="3"/> Railway Station (400m): <input type="text" value="0"/> Bus Stop (200m): <input type="text" value="3"/> Suitability Score: <input type="text" value="12"/>		AVAILABILITY Active Use: <input type="text" value="0"/> Multiple or Difficult Land Ownership: <input type="text" value="0"/> Owner willing to sell?: <input type="text" value="5"/> Availability Score: <input type="text" value="5"/>	
		ACHIEVABILITY Strong Residential Market?: <input type="text" value="0"/> Attractive Local Environment: <input type="text" value="3"/> Abnormal Costs: <input type="text" value="0"/> New Infrastructure: <input type="text" value="5"/> Achievability Score: <input type="text" value="8"/>	
Total Survey Score: <input type="text" value="25"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

Un-Neighbourly Uses:

Contaminated:

Access:

Primary School (600m):

Local Centre (800m):

Health Centre (1000m):

Employment (5000m):

Railway Station (400m):

Bus Stop (200m):

Suitability Score:

AVAILABILITY

Active Use:

Multiple or Difficult Land Ownership:

Owner willing to sell?:

Availability Score:

ACHIEVABILITY

Strong Residential Market?:

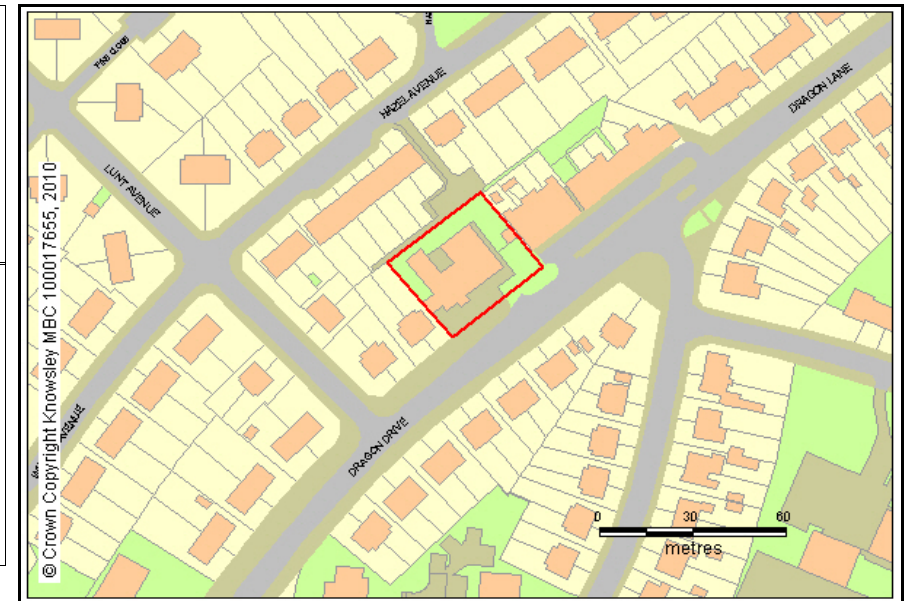
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments:

The plot appears to be a good size and well shaped to suit the development of dwellings. There are a number of established trees and a downward slope toward the back of the plot may prove to be development constraints. Yield appears accurate.

Conclusion:

Current site use appears to still be active, however, site would be able to accommodate a decent number of dwellings. Therefore is placed with the 0-5 year housing supply.

SHLAA 2010 Update Comments:

Site was submitted during 2010 as part of the Council's asset review (AM 39)

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

Un-Neighbourly Uses:

Contaminated:

Access:

Primary School (600m):

Local Centre (800m):

Health Centre (1000m):

Employment (5000m):

Railway Station (400m):

Bus Stop (200m):

Suitability Score:

AVAILABILITY

Active Use:

Multiple or Difficult Land Ownership:

Owner willing to sell?:

Availability Score:

ACHIEVABILITY

Strong Residential Market?:

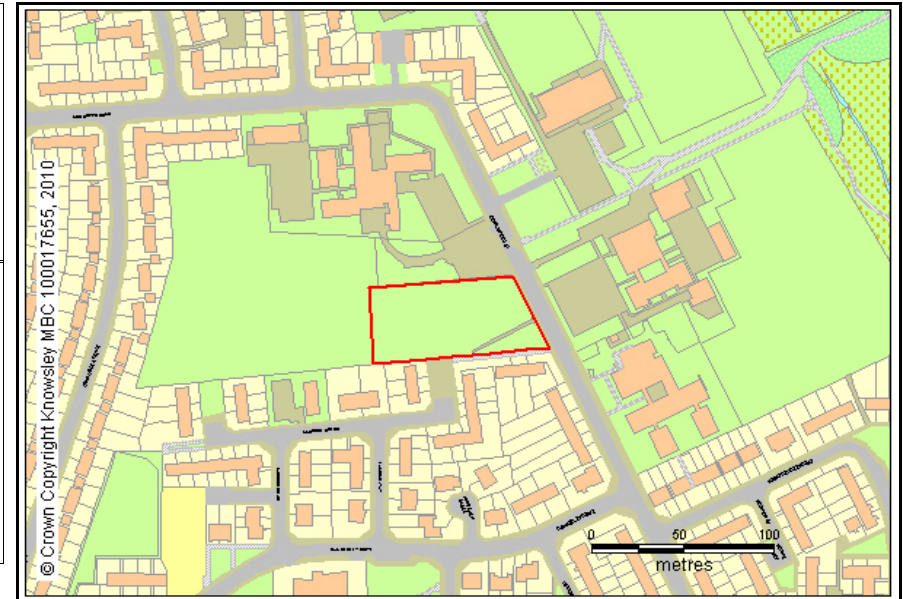
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments: Good sized site which is likely to have an immediate improvement on the surrounding area. Good access from Arncliffe Road and Lancing Close. Possible constraints posed by a number of established trees around the site and a fluctuating land level.

Conclusion: Site has been sold by the Council and it expected development can take place within 0-5 years.

SHLAA 2010 Update Comments:

Site was submitted during 2010 as part of the Council's asset review (AM44)

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

Un-Neighbourly Uses:

Contaminated:

Access:

Primary School (600m):

Local Centre (800m):

Health Centre (1000m):

Employment (5000m):

Railway Station (400m):

Bus Stop (200m):

Suitability Score:

AVAILABILITY

Active Use:

Multiple or Difficult Land Ownership:

Owner willing to sell?:

Availability Score:

ACHIEVABILITY

Strong Residential Market?:

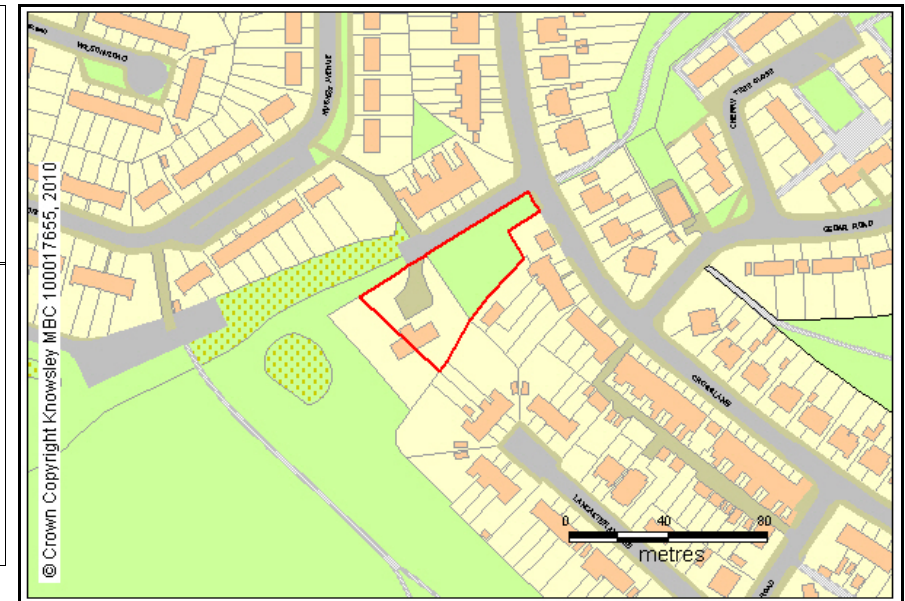
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments: Well shaped site with a public footpath located to the east. Good access from Carrs Terrace and Cross Lane.

Conclusion: Vacant site, development may be possible within the 0-5 years development plan period subject to access requirements for Stadt Moers Park to the south-west.

SHLAA 2010 Update Comments: Site was submitted during 2010 as part of the Council's asset review (AM46) previously submitted under SHLAA K00029

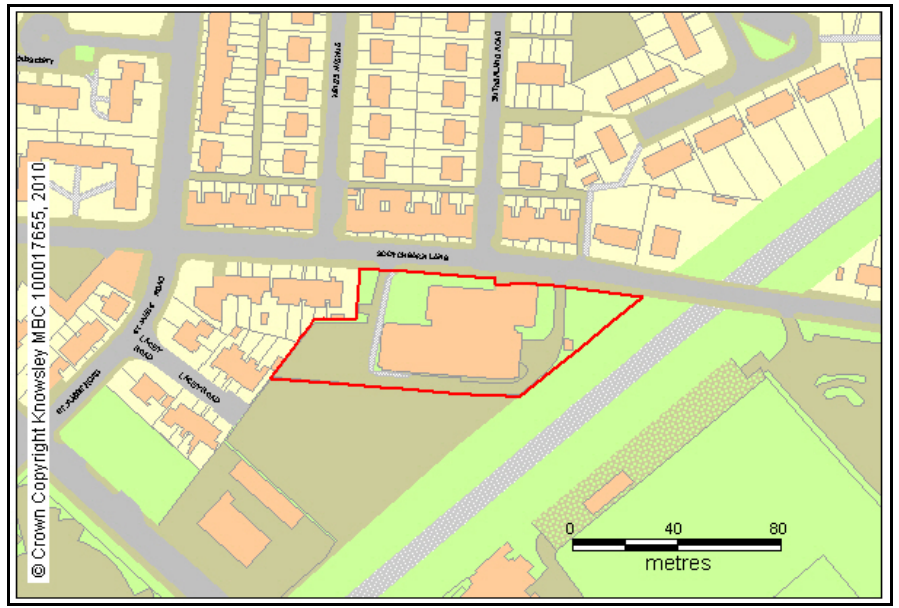
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="5"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="12"/>	Total Survey Score: <input type="text" value="30"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments: Still occupied existing major sporting use and existing foundations may be development may constrain development. However, good access from Scotchbarn Lane and good location near to sports and recreation grounds. No other apparent site restrictions.

Conclusion: The site is placed within the 0-5 year development plan period category. Due to become vacant in Autumn 2011.

SHLAA 2010 Update Comments: Site was submitted during 2010 as part of the Council's asset review (ref: AM19)

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

Un-Neighbourly Uses:

Contaminated:

Access:

Primary School (600m):

Local Centre (800m):

Health Centre (1000m):

Employment (5000m):

Railway Station (400m):

Bus Stop (200m):

Suitability Score:

AVAILABILITY

Active Use:

Multiple or Difficult Land Ownership:

Owner willing to sell?:

Availability Score:

ACHIEVABILITY

Strong Residential Market?:

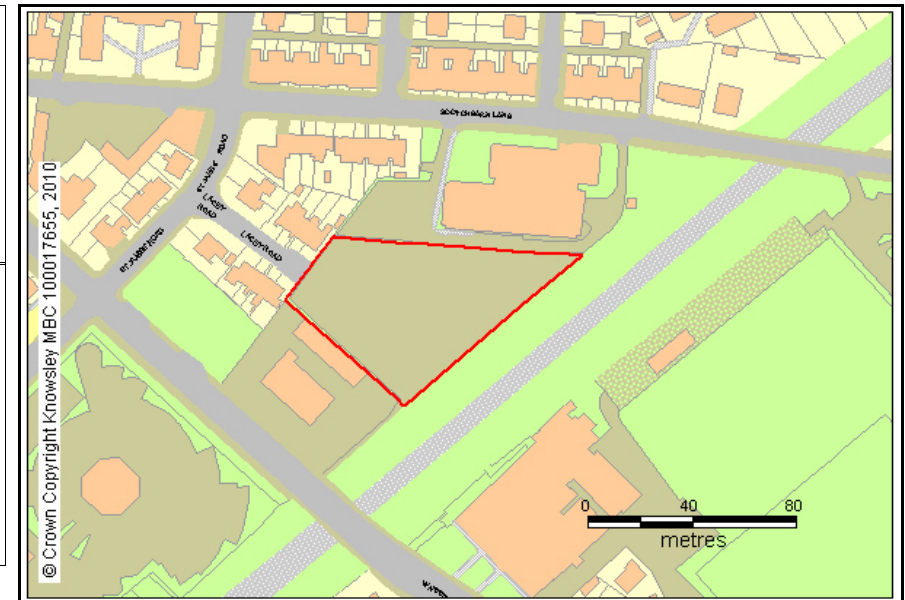
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

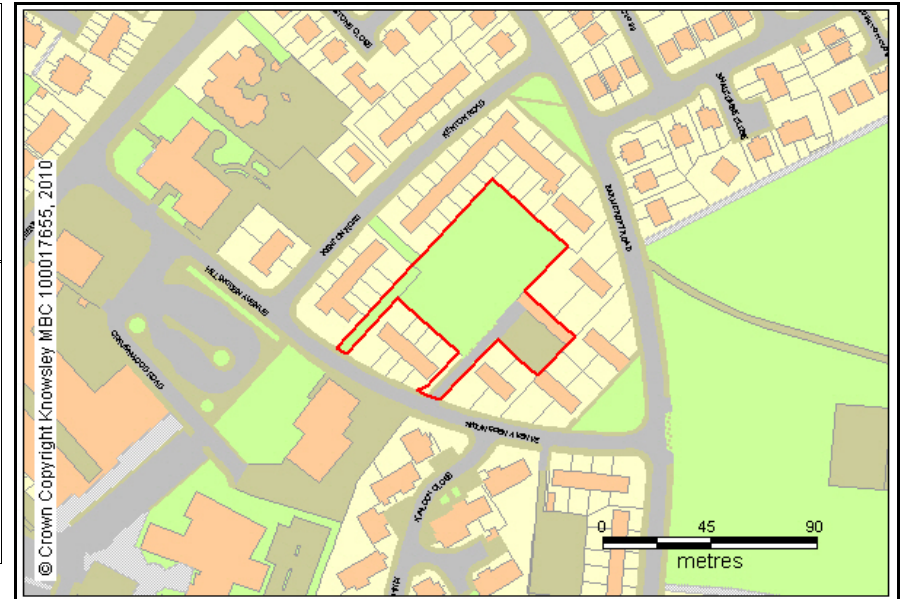
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="15"/>		
Total Survey Score: <input type="text" value="48"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments: Residential site with very good potential, however, accesibility of the site was a notable constraint.

Conclusion: Vacant site which is available and a good shape for residential development; this site was designated as having a development plan period of 0-5 years.

SHLAA 2010 Update Comments: Site has been resubmitted during 2010 as part of the Council's asset review due to access issues. (AM22)

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

Un-Neighbourly Uses:

Contaminated:

Access:

Primary School (600m):

Local Centre (800m):

Health Centre (1000m):

Employment (5000m):

Railway Station (400m):

Bus Stop (200m):

Suitability Score:

AVAILABILITY

Active Use:

Multiple or Difficult Land Ownership:

Owner willing to sell?:

Availability Score:

ACHIEVABILITY

Strong Residential Market?:

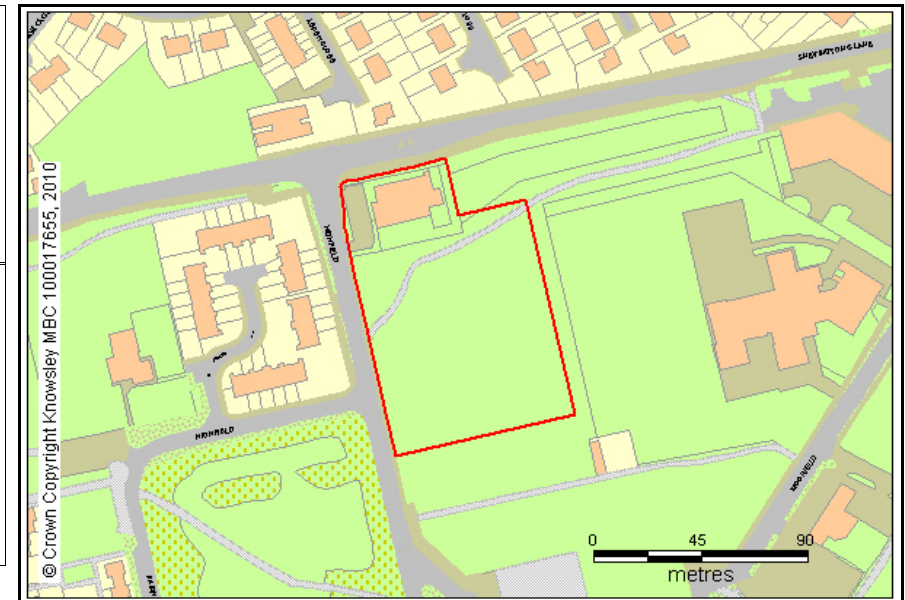
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

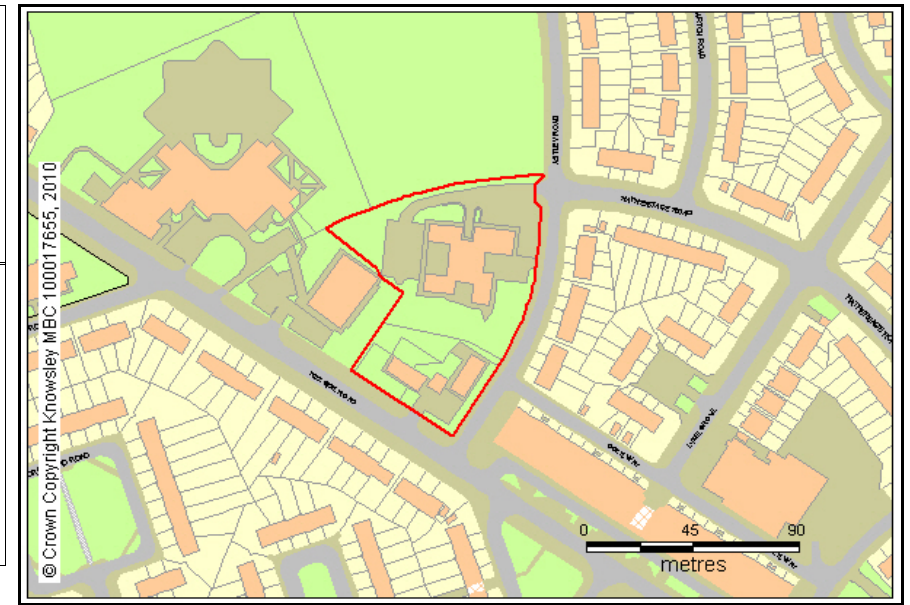
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="5"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="12"/>	Total Survey Score: <input type="text" value="30"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

Un-Neighbourly Uses:

Contaminated:

Access:

Primary School (600m):

Local Centre (800m):

Health Centre (1000m):

Employment (5000m):

Railway Station (400m):

Bus Stop (200m):

Suitability Score:

AVAILABILITY

Active Use:

Multiple or Difficult Land Ownership:

Owner willing to sell?:

Availability Score:

ACHIEVABILITY

Strong Residential Market?:

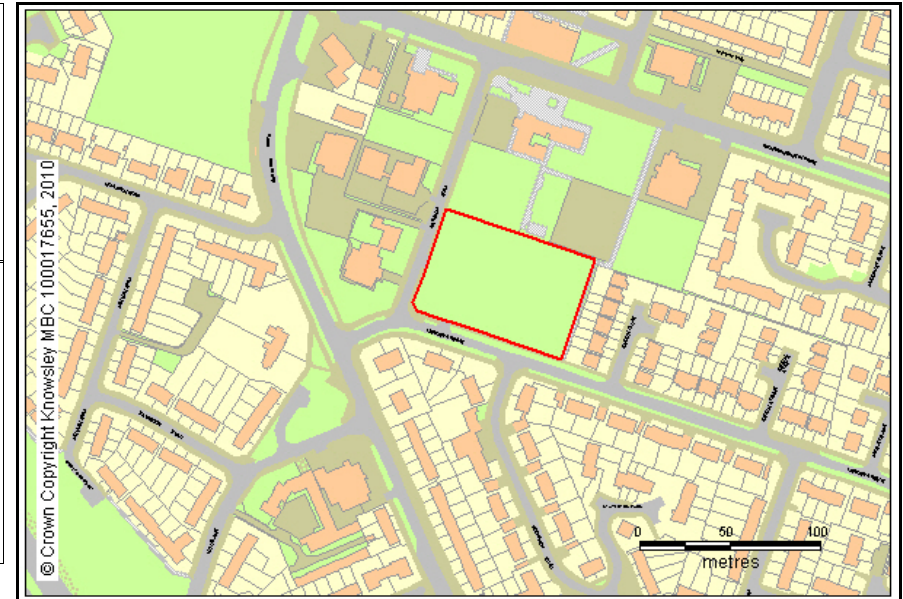
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

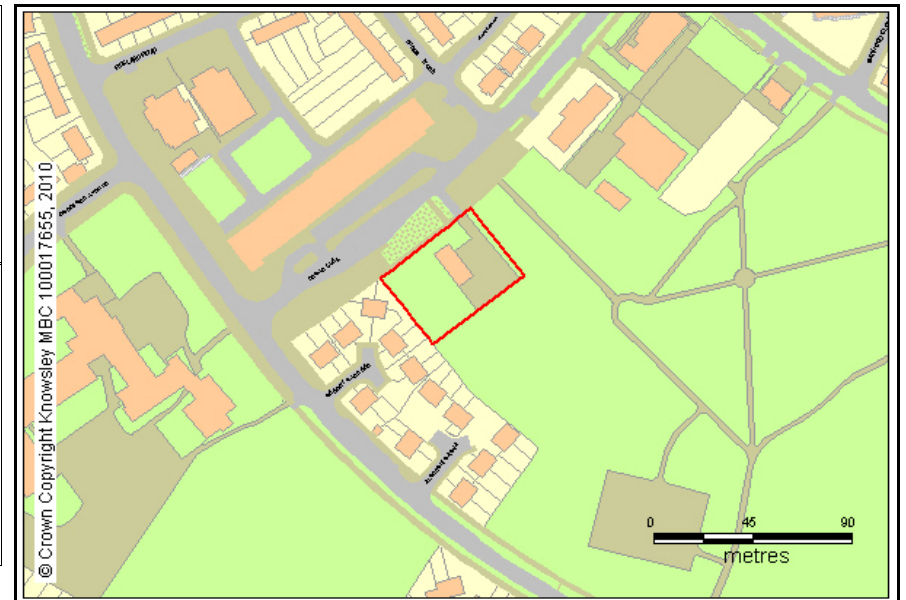
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY Physical Constraints: <input type="text" value="0"/> Un-Neighbourly Uses: <input type="text" value="0"/> Contaminated: <input type="text" value="0"/> Access: <input type="text" value="0"/> Primary School (600m): <input type="text" value="3"/> Local Centre (800m): <input type="text" value="0"/> Health Centre (1000m): <input type="text" value="3"/> Employment (5000m): <input type="text" value="3"/> Railway Station (400m): <input type="text" value="0"/> Bus Stop (200m): <input type="text" value="3"/> Suitability Score: <input type="text" value="12"/>		AVAILABILITY Active Use: <input type="text" value="10"/> Multiple or Difficult Land Ownership: <input type="text" value="0"/> Owner willing to sell?: <input type="text" value="5"/> Availability Score: <input type="text" value="15"/>	
		ACHIEVABILITY Strong Residential Market?: <input type="text" value="5"/> Attractive Local Environment: <input type="text" value="3"/> Abnormal Costs: <input type="text" value="0"/> New Infrastructure: <input type="text" value="5"/> Achievability Score: <input type="text" value="13"/>	
Total Survey Score: <input type="text" value="40"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Appendix 3: 6 – 10 year supply (site assessment sheets)

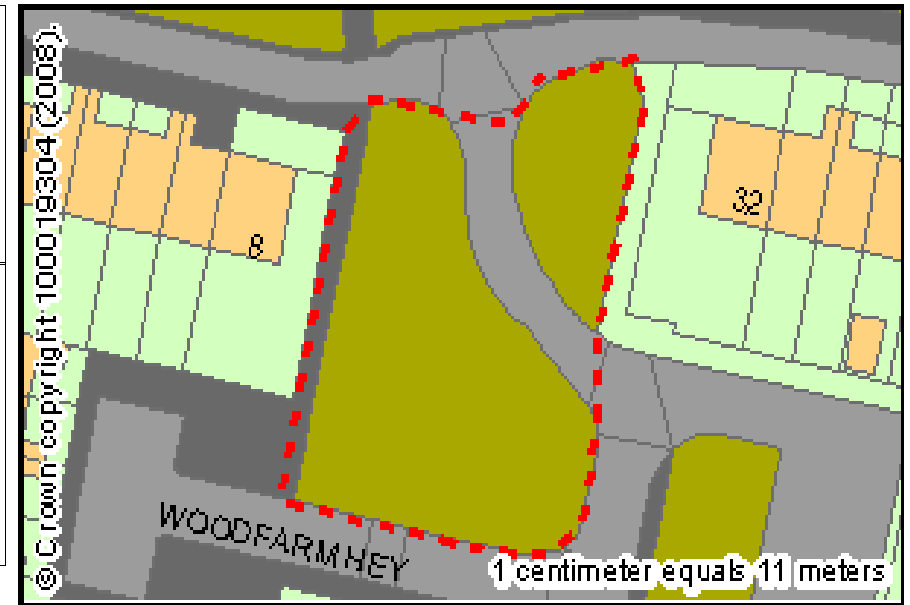
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="0"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="20"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="85"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

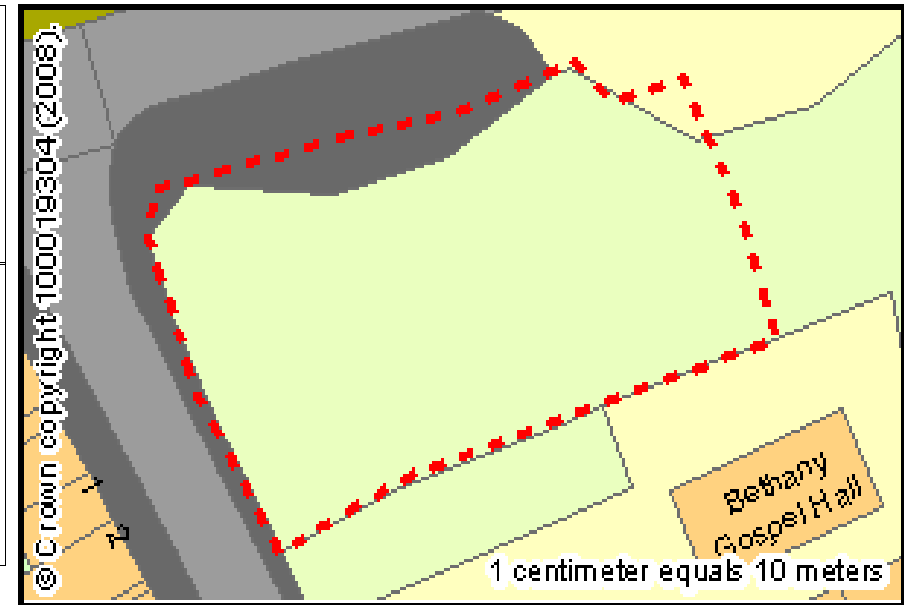
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="5"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="4"/>	Availability Score:	<input type="text" value="20"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="36"/>		
Total Survey Score: <input type="text" value="74"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments: Site currently used for billboard advertising. Access issue - highways authority will need to be consulted as site very close to dual-carrageway. Current access point is on north of site. Site is currently overgrown.

Conclusion: Vacant land which would benefit from redevelopment. Ownership details not known and considered likely to come forward for development in the medium term. Placed in the 6-10 year housing supply.

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

Un-Neighbourly Uses:

Contaminated:

Access:

Primary School (600m):

Local Centre (800m):

Health Centre (1000m):

Employment (5000m):

Railway Station (400m):

Bus Stop (200m):

Suitability Score:

AVAILABILITY

Active Use:

Multiple or Difficult Land Ownership:

Owner willing to sell?:

Availability Score:

ACHIEVABILITY

Strong Residential Market?:

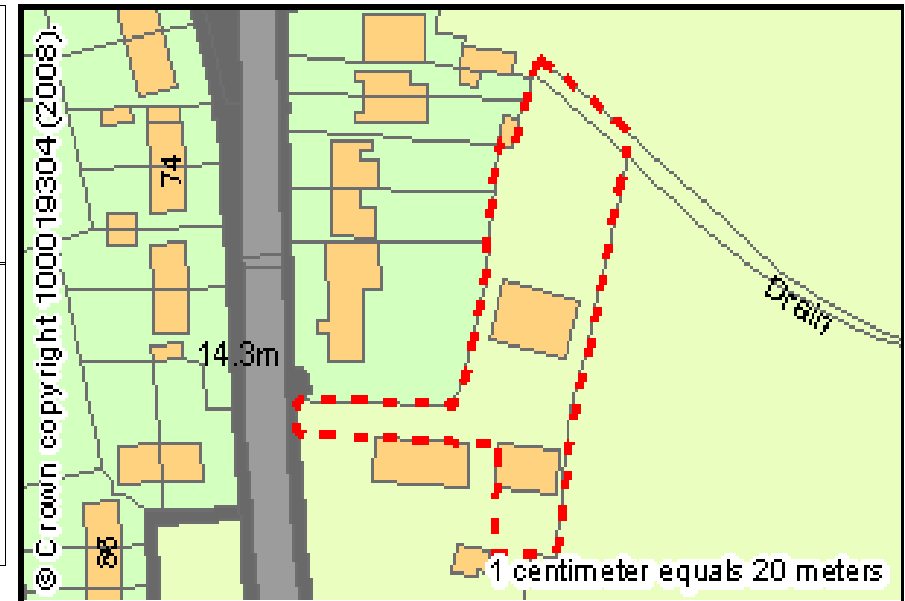
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

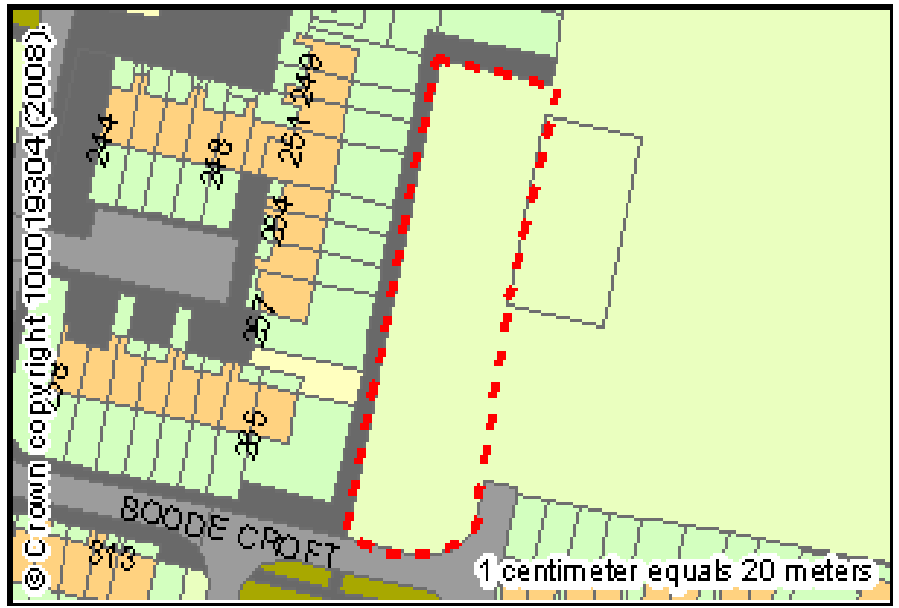
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="0"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="10"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="43"/>	Total Survey Score: <input type="text" value="71"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY

Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

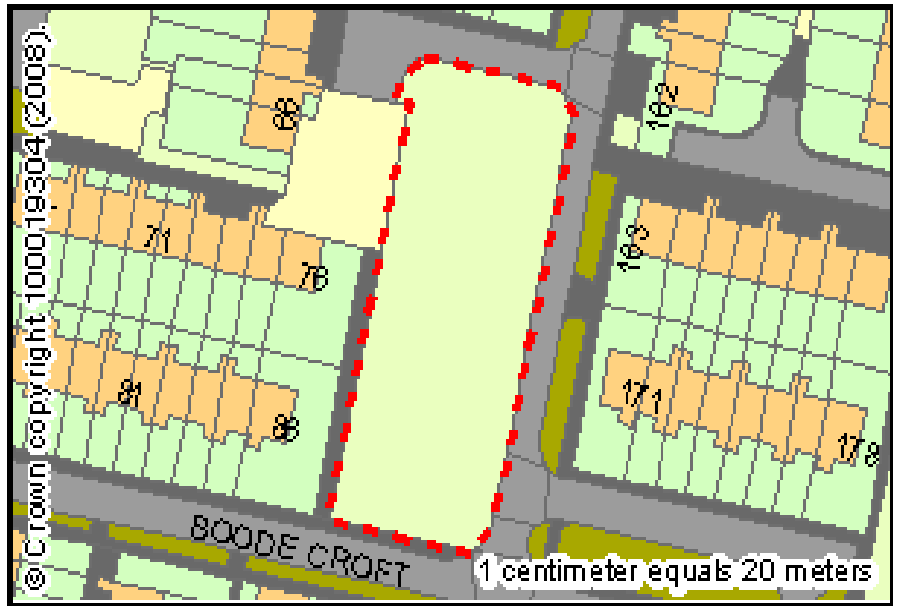
AVAILABILITY

Active Use:
 Multiple or Difficult Land Ownership:
 Owner willing to sell?:
 Availability Score:

ACHIEVABILITY

Strong Residential Market?:
 Attractive Local Environment:
 Abnormal Costs:
 New Infrastructure:
 Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

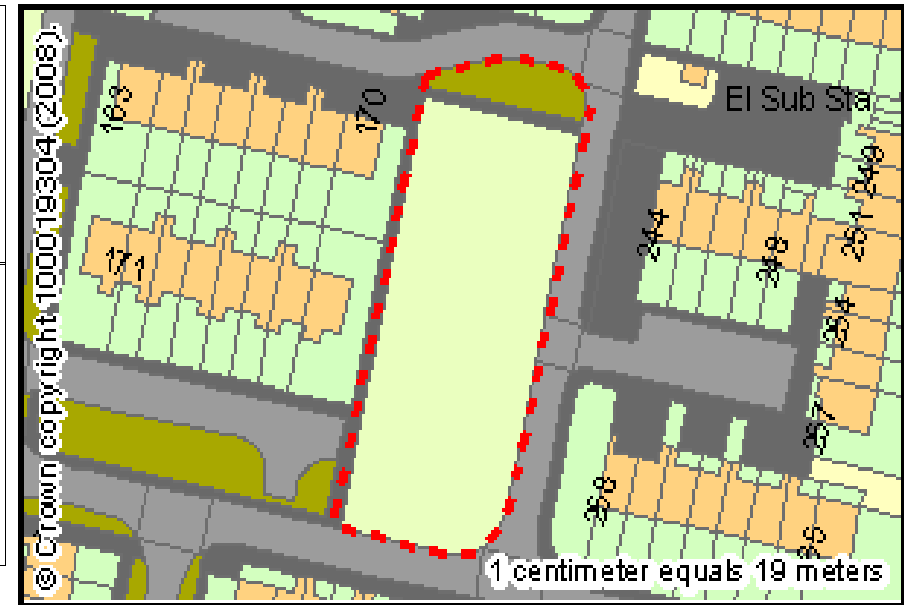
Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="0"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="10"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="47"/>		

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

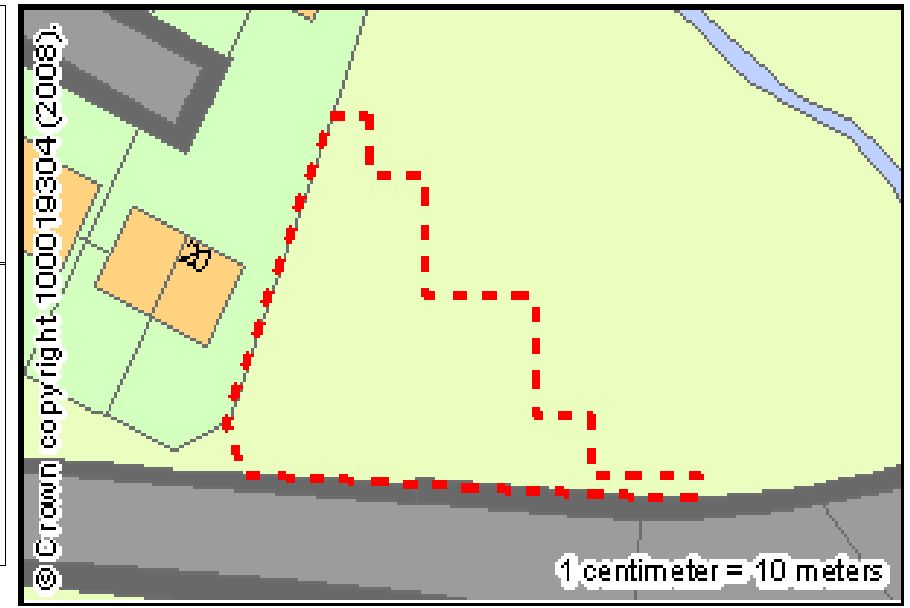
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="0"/>
Access:	<input type="text" value="4"/>	Availability Score:	<input type="text" value="20"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="40"/>		
Total Survey Score: <input type="text" value="78"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments: Very small site. Mature trees on boundary of site. Net developable area relates to that part of the site which falls outside flood zone 3.

Conclusion: Area of site which lies outside flood zone 3 has potential for development for a couple of dwellings. Ownership details not known and considered most likely that potential will be realised in the medium term. Placed in the 6-10 year housing supply.

SHLAA 2010 Update Comments:

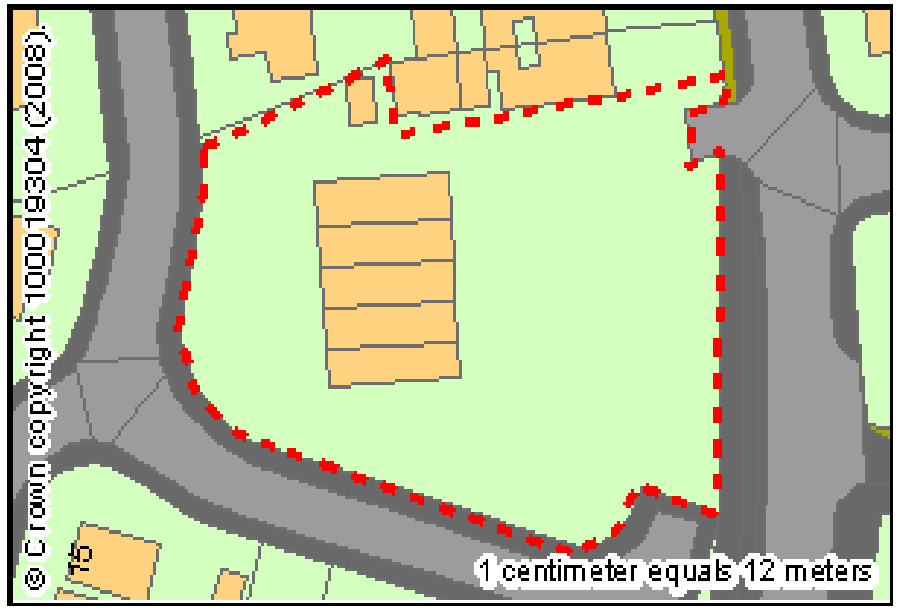
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="20"/>
Suitability Score:	<input type="text" value="30"/>	Total Survey Score: <input type="text" value="75"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

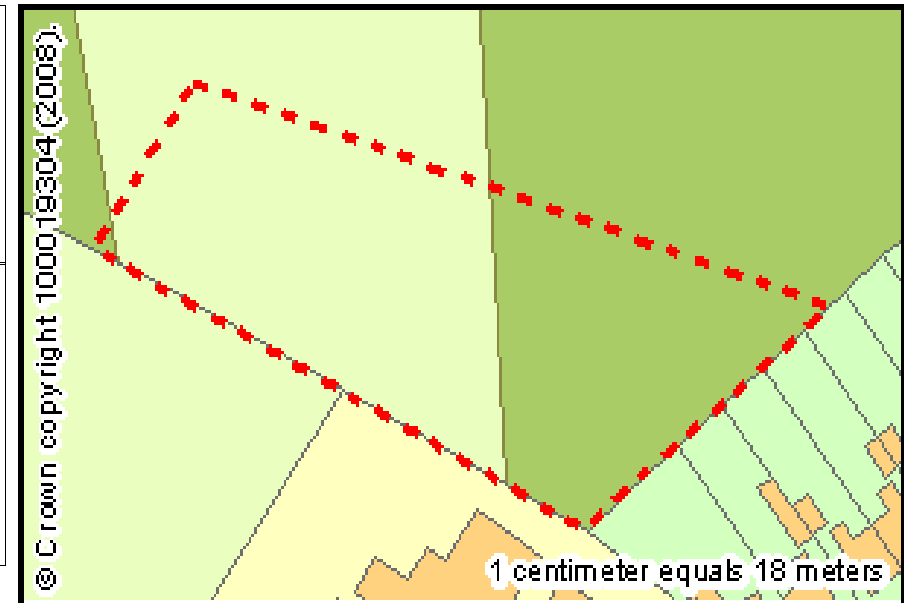
Strategic Housing Land Availability Assessment - 2010 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="5"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="4"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="20"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="8"/>
Suitability Score:	<input type="text" value="19"/>		
Total Survey Score: <input type="text" value="47"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments: Site in SBI. No access to site. Access to this site could be achieved by negotiating with land owner of Gas Works (neighbouring site) to gain access from Ward Street. Mature tree cover - woodland. Council owned. Policy OS3 applies.

Conclusion: Situated in Greenspace but is previously developed and considered that this part of the site has potential for low density development. Due to designation and possible remediation issues site is placed in 6-10 year supply.

SHLAA 2010 Update Comments:
Site is wholly within an SBI and CBA. Therefore is excluded from SHLAA supply

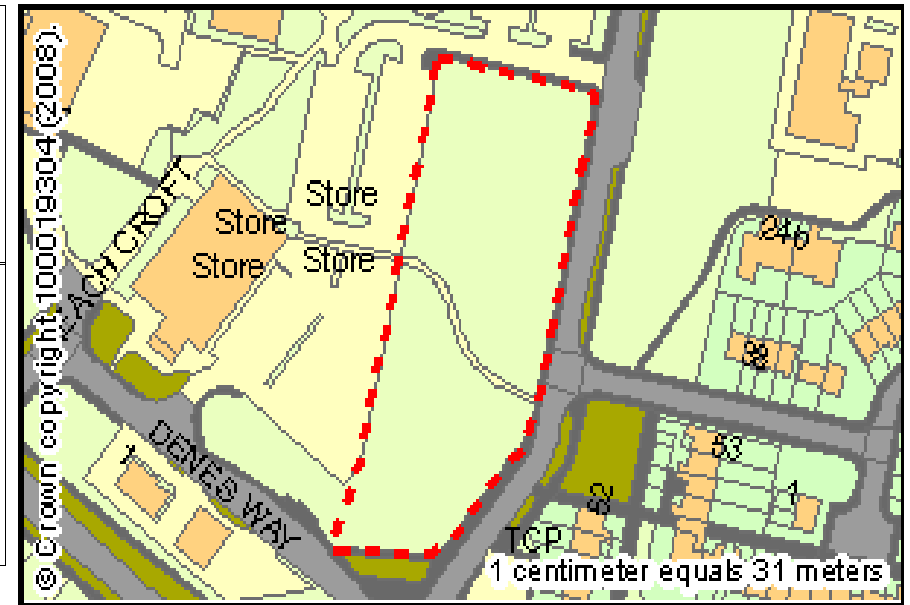
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="0"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="20"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="85"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments: Designated Centre in UDP. Area is in need of regeneration. Owned by Villages Housing Association. Some trees on site. Vacant site - former use deck access commercial and retail with a basement car park.

Conclusion: Site available and in need of development. Housing likely as part of mixed use development. Given size and location of site, it is considered likely that housing will be delivered in the medium term. Placed in 6-10 year housing supply.

SHLAA 2010 Update Comments:

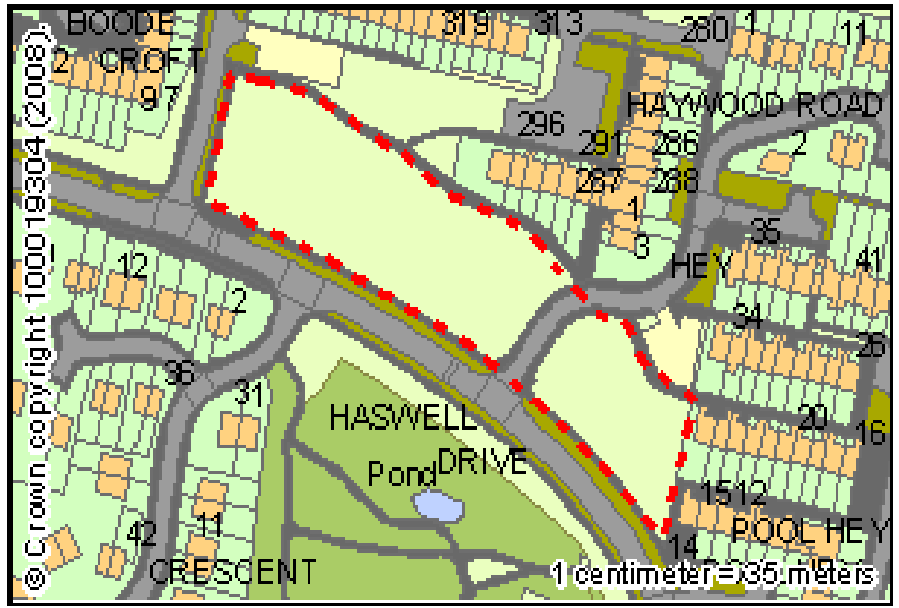
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="8"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="70"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

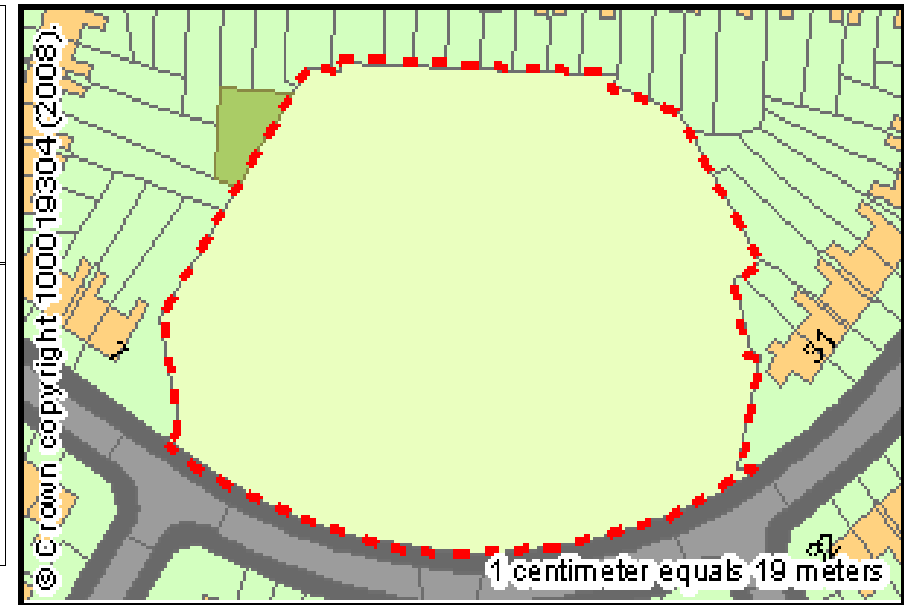
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="80"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

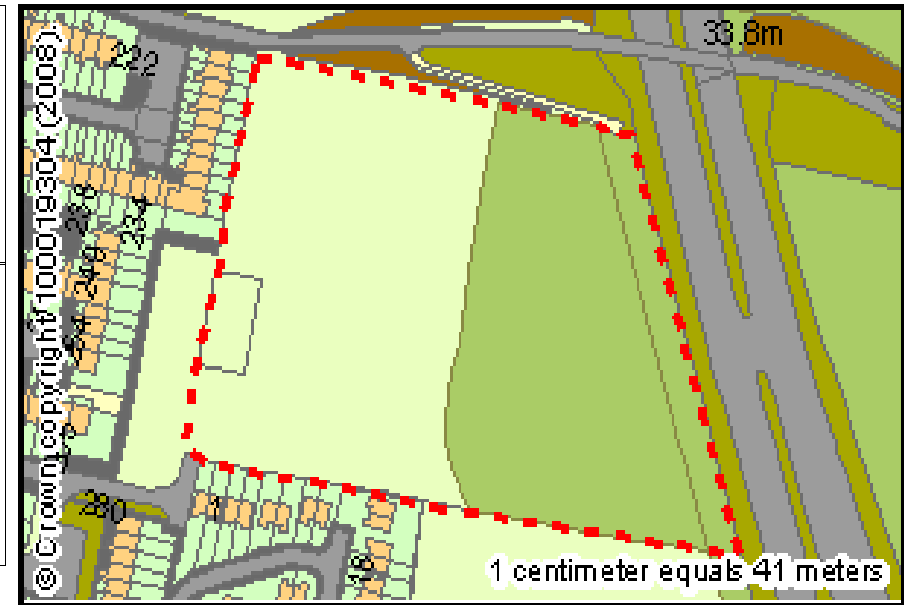


Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="0"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="20"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="47"/>		

Total Survey Score:
Site Visited:
Keep Site in SHLAA?:



Site Survey Comments: Access might constrain development unless dealt with through K0053. Site off a cul-de-sac. Footprint of school towards western edge. Designated as Outdoor Sports Provision (Policy OS4) and Green Space. M57 to the east of the site. Some trees on site.

Conclusion: Requirements of Sport England's playing fields policy and PPG17 would need to be met before development could proceed. Due to this, the site is placed in the 6-10 year housing supply.

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

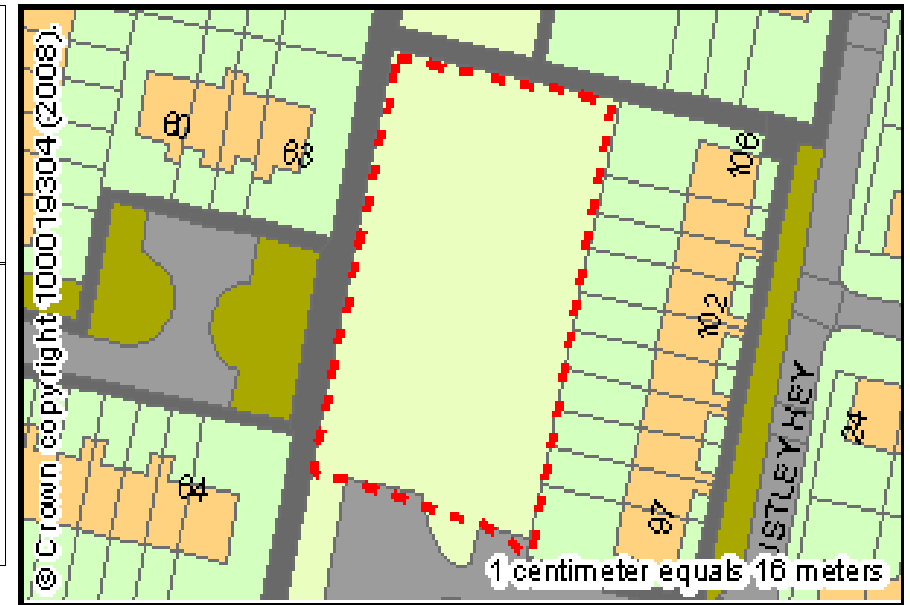


Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY Physical Constraints: <input type="text" value="8"/> Un-Neighbourly Uses: <input type="text" value="8"/> Contaminated: <input type="text" value="8"/> Access: <input type="text" value="8"/> Primary School (600m): <input type="text" value="3"/> Local Centre (800m): <input type="text" value="3"/> Health Centre (1000m): <input type="text" value="3"/> Employment (5000m): <input type="text" value="3"/> Railway Station (400m): <input type="text" value="0"/> Bus Stop (200m): <input type="text" value="3"/> Suitability Score: <input type="text" value="47"/>		AVAILABILITY Active Use: <input type="text" value="10"/> Multiple or Difficult Land Ownership: <input type="text" value="0"/> Owner willing to sell?: <input type="text" value="0"/> Availability Score: <input type="text" value="10"/>	
		ACHIEVABILITY Strong Residential Market?: <input type="text" value="5"/> Attractive Local Environment: <input type="text" value="3"/> Abnormal Costs: <input type="text" value="5"/> New Infrastructure: <input type="text" value="5"/> Achievability Score: <input type="text" value="18"/>	

Total Survey Score:
Site Visited:
Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

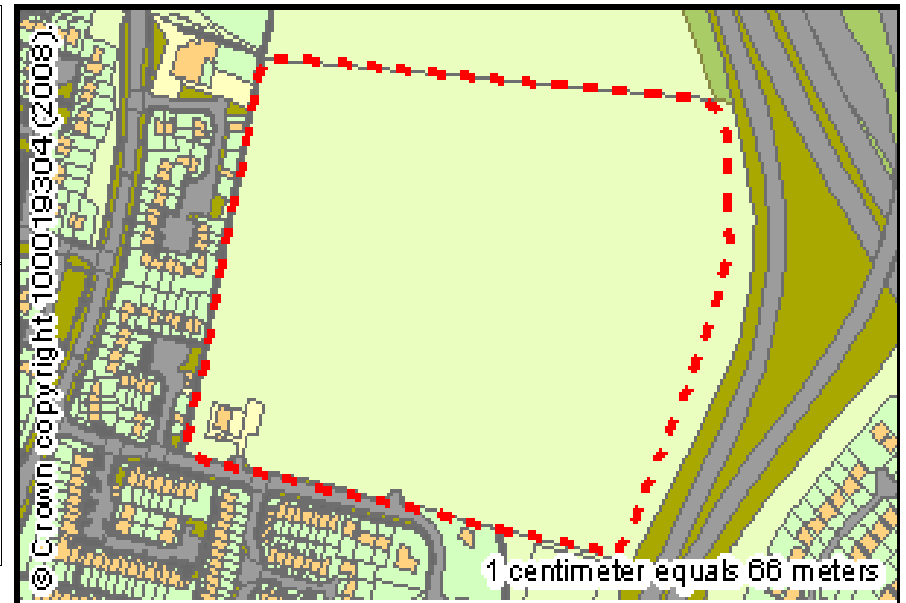
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="90"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments: Former comprehensive school - vacant since early 1990s. Outdoor sports provision - Policy OS4 applies. Designated as Greenspace in UDP. Site close to M57. Council owned land.

Conclusion: Requirements of Sport England's playing fields policy and PPG17 would need to be met before development could proceed. Due to this, the site is placed in the 6-10 year housing supply.

SHLAA 2010 Update Comments: Site was resubmitted during 2010 as part of the Council's asset review (AM 48)

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

Un-Neighbourly Uses:

Contaminated:

Access:

Primary School (600m):

Local Centre (800m):

Health Centre (1000m):

Employment (5000m):

Railway Station (400m):

Bus Stop (200m):

Suitability Score:

AVAILABILITY

Active Use:

Multiple or Difficult Land Ownership:

Owner willing to sell?:

Availability Score:

ACHIEVABILITY

Strong Residential Market?:

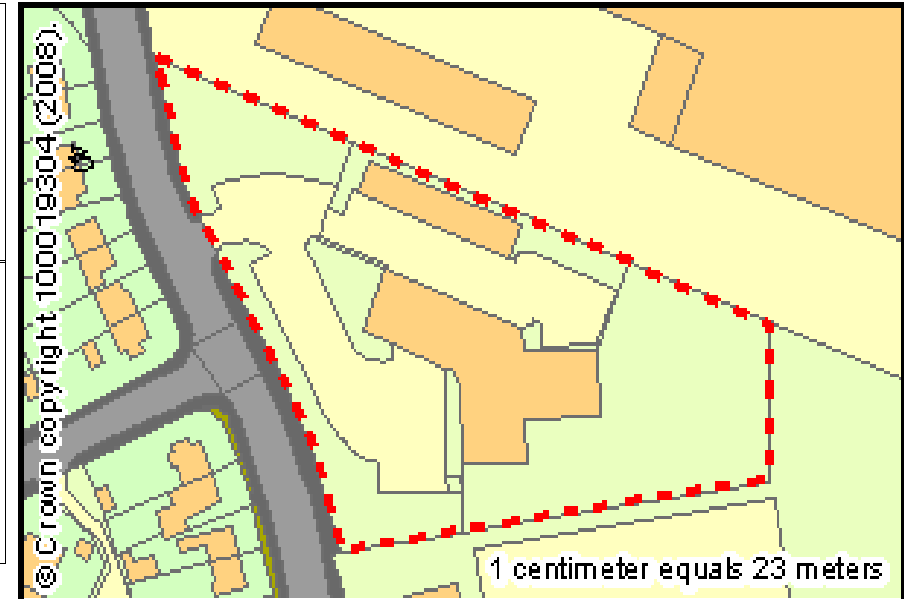
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

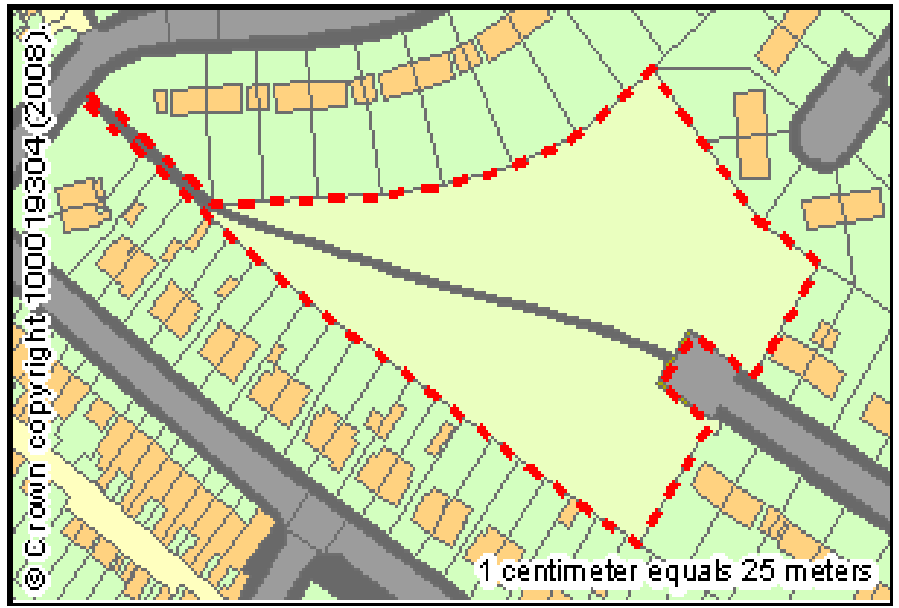
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="3"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="90"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update



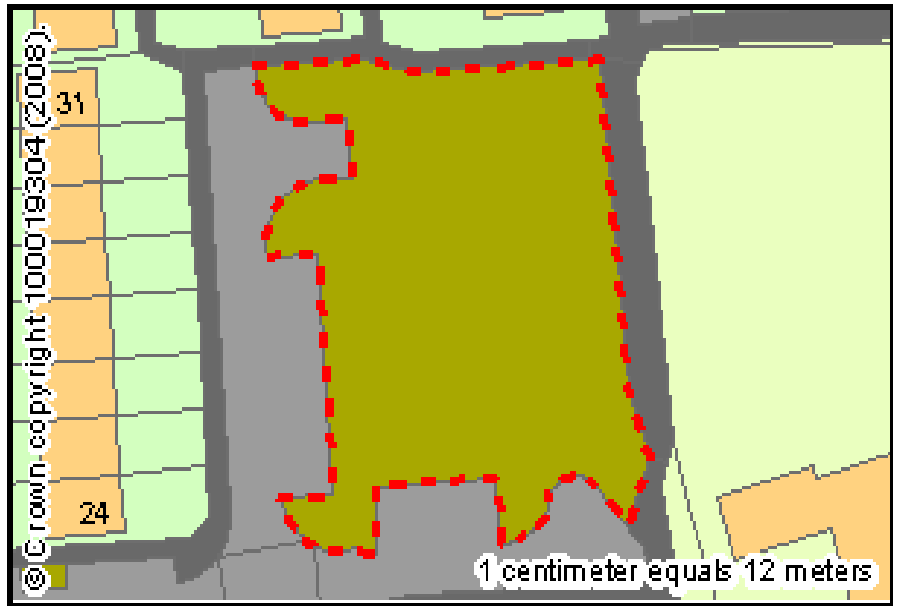
Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY	
Physical Constraints:	<input type="text" value="4"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="40"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

Total Survey Score:
Site Visited:
Keep Site in SHLAA?:



Site Survey Comments: Site slopes a little - would need levelling out for development, and soil removal. Residents car parking spaces surround site. Council owned land. Site has some amenity value to local residents.

Conclusion: In Council ownership. However, located within an area of open space deficit and not currently available for development. Accordingly, placed in the 6-10 year housing supply.

SHLAA 2010 Update Comments:

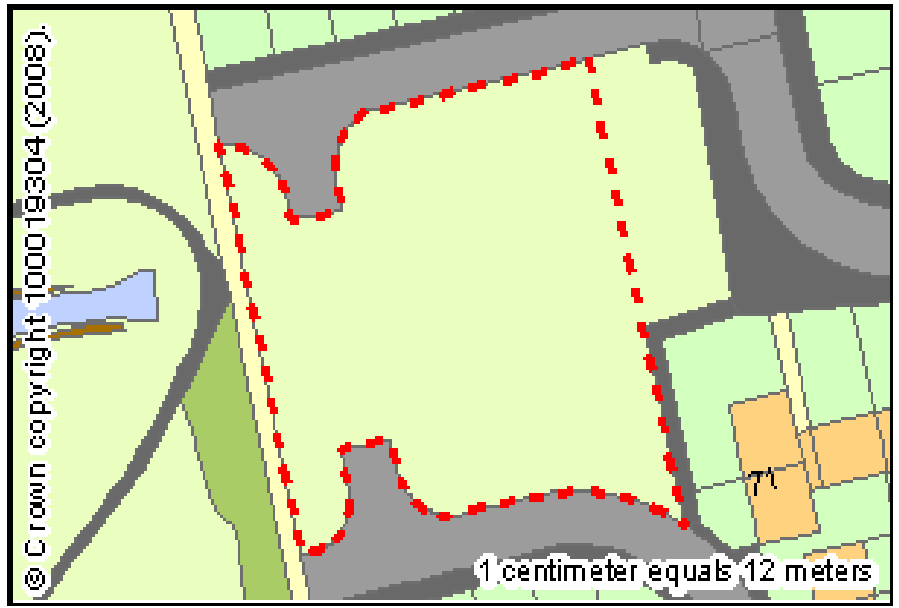
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY Physical Constraints: <input type="text" value="8"/> Un-Neighbourly Uses: <input type="text" value="8"/> Contaminated: <input type="text" value="8"/> Access: <input type="text" value="8"/> Primary School (600m): <input type="text" value="3"/> Local Centre (800m): <input type="text" value="3"/> Health Centre (1000m): <input type="text" value="3"/> Employment (5000m): <input type="text" value="3"/> Railway Station (400m): <input type="text" value="0"/> Bus Stop (200m): <input type="text" value="3"/> Suitability Score: <input type="text" value="47"/>		AVAILABILITY Active Use: <input type="text" value="10"/> Multiple or Difficult Land Ownership: <input type="text" value="10"/> Owner willing to sell?: <input type="text" value="5"/> Availability Score: <input type="text" value="25"/>	
		ACHIEVABILITY Strong Residential Market?: <input type="text" value="5"/> Attractive Local Environment: <input type="text" value="3"/> Abnormal Costs: <input type="text" value="5"/> New Infrastructure: <input type="text" value="5"/> Achievability Score: <input type="text" value="18"/>	
Total Survey Score: <input type="text" value="90"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

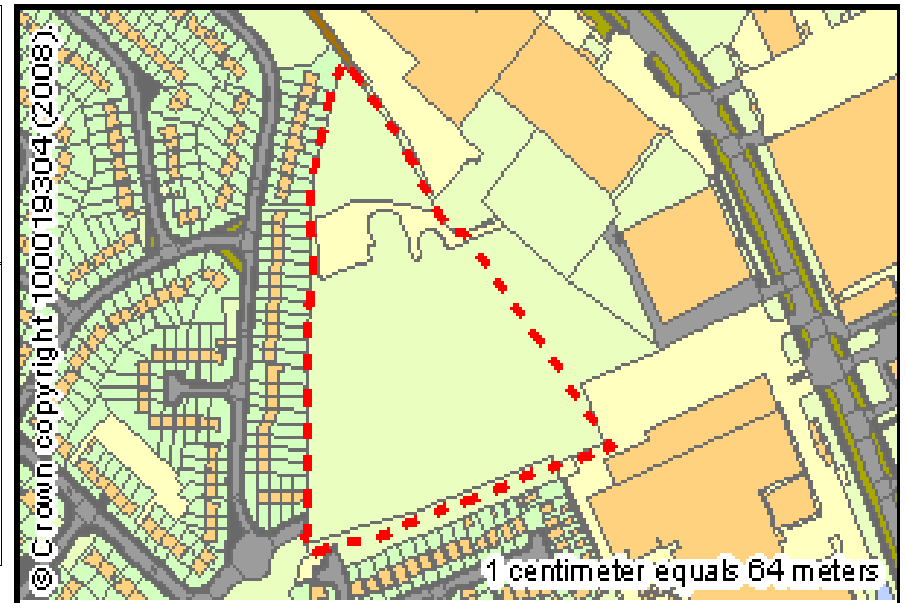
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="22"/>		
Total Survey Score: <input type="text" value="50"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments: Would need screening from adjacent industrial area containing B8 uses. Potential for contamination. Public sewer crosses site. Allocated for employment in UDP. Requirements of Sport England's playing fields policy and PPG17 would need to be met.

Conclusion: Employment allocation, but identified as having inadequate access by the Council's recent Employment Land & Premises Study. LDF is likely to consider alternative uses. Offers realisable housing potential in medium term and placed in 6-10 year supply.

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

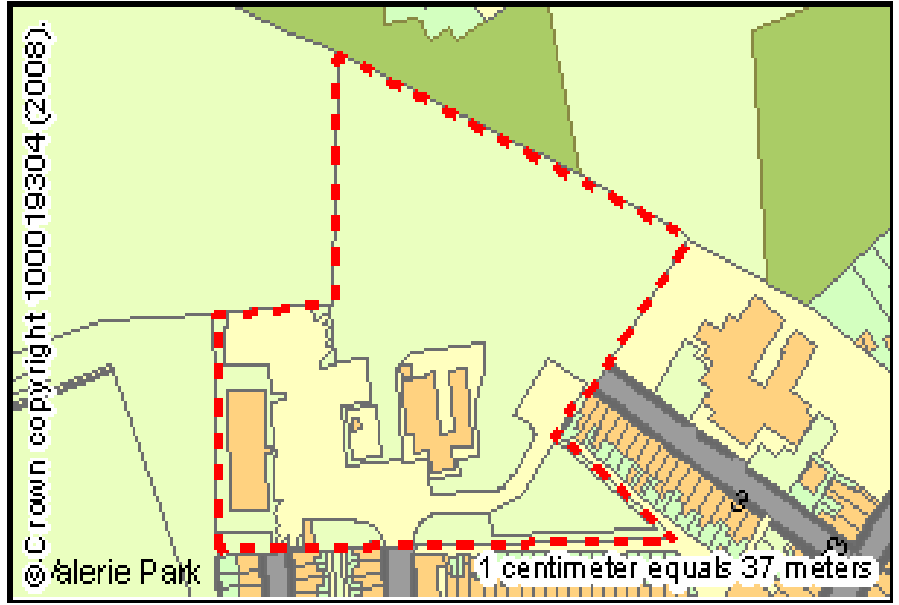
Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="4"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="43"/>

AVAILABILITY	
Active Use:	<input type="text" value="5"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="20"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="10"/>
Attractive Local Environment:	<input type="text" value="5"/>
Abnormal Costs:	<input type="text" value="0"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="20"/>

Total Survey Score:
Site Visited:
Keep Site in SHLAA?:



Site Survey Comments: Access possible from Ward Street, Halsall Street and possibly Moss Street. May open up K0078, K0086 and K0093 (but these sites have Urban Greenspace designation).

Conclusion: A vacant brownfield site with significant potential. Promoted for consideration through call for sites and available for development. However, given the size of the site and the potential for contamination, it is placed in the 6-10 year housing supply.

SHLAA 2010 Update Comments:

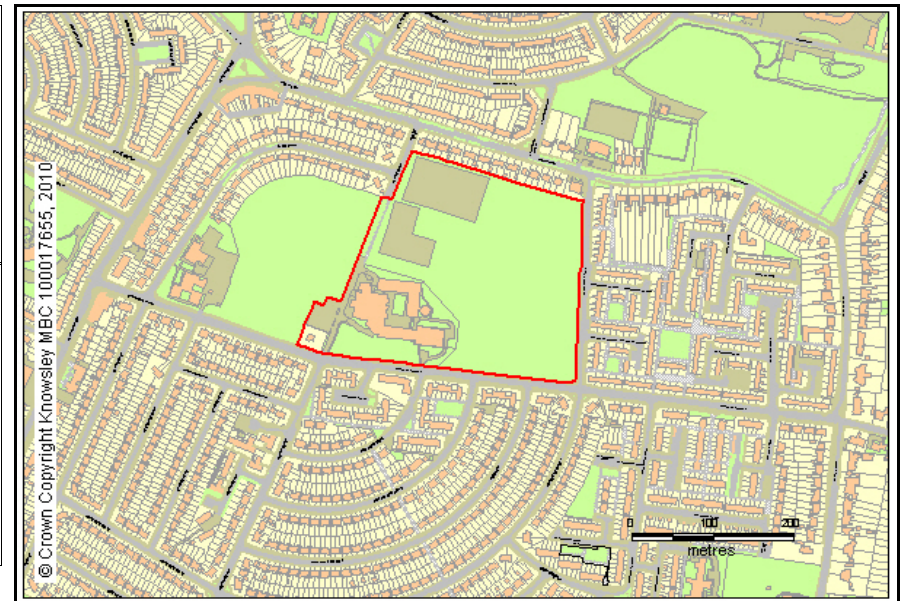
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="5"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="23"/>	Total Survey Score: <input type="text" value="41"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments: The site is designated as Urban Greenspace. In Council ownership. The site has recently become vacant, but physical constraints may arise from land levels as the centre appears to be marshy and water-logged.

Conclusion: Situated in Urban Greenspace but considered to have development potential. Due to designation site is placed in 6-10 year supply.

SHLAA 2010 Update Comments:
 Site was submitted during 2010 as part of the Council's asset review (ref:AM1)

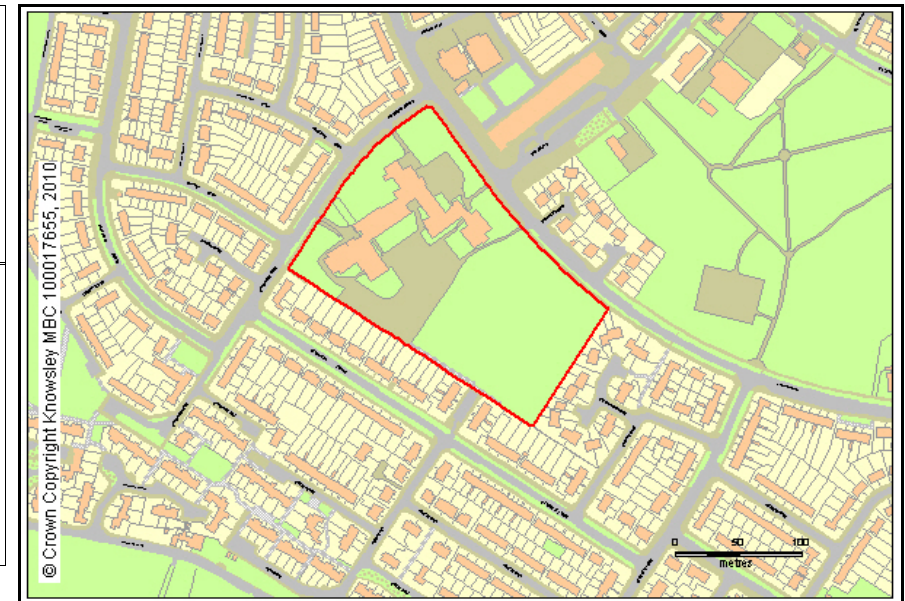
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="5"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="12"/>	Total Survey Score: <input type="text" value="30"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

Un-Neighbourly Uses:

Contaminated:

Access:

Primary School (600m):

Local Centre (800m):

Health Centre (1000m):

Employment (5000m):

Railway Station (400m):

Bus Stop (200m):

Suitability Score:

AVAILABILITY

Active Use:

Multiple or Difficult Land Ownership:

Owner willing to sell?:

Availability Score:

ACHIEVABILITY

Strong Residential Market?:

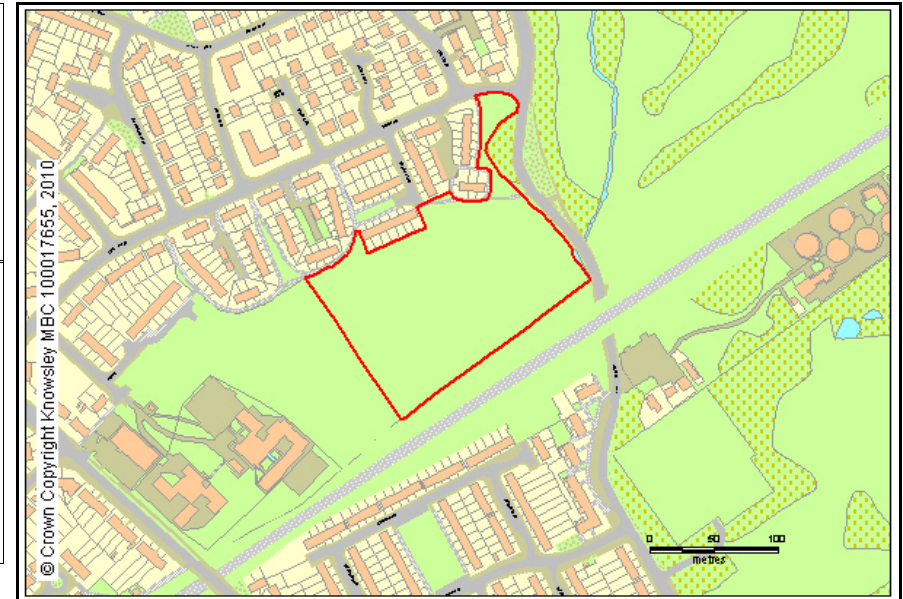
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments: Cleared site subject to Flood Risk Zone 2/3 - net developable area reduced to 1.2 hectares. Poor location and poor accessibility from York Road limit site. Land levels could prove to be a physical constraint as the land is uneven. Descending towards the centre and banking towards the rail line.

Conclusion: Due to planning constraints, classified as a Plan Period of 6-10 years.

SHLAA 2010 Update Comments:

Site was submitted during 2010 as part of the Council's asset review (RefAM5)

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

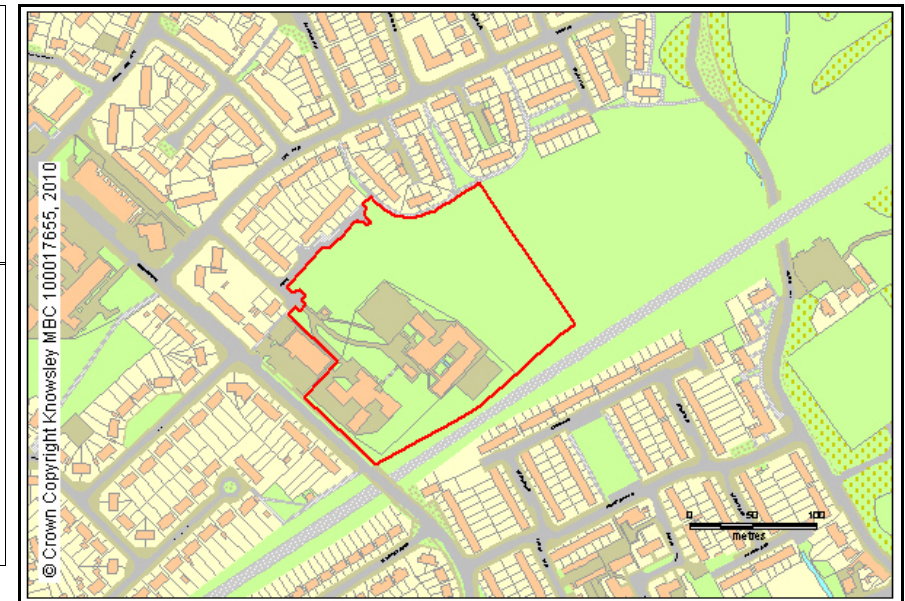
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="5"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="12"/>	Total Survey Score: <input type="text" value="30"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

SHLAA 2010 Update Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

Un-Neighbourly Uses:

Contaminated:

Access:

Primary School (600m):

Local Centre (800m):

Health Centre (1000m):

Employment (5000m):

Railway Station (400m):

Bus Stop (200m):

Suitability Score:

AVAILABILITY

Active Use:

Multiple or Difficult Land Ownership:

Owner willing to sell?:

Availability Score:

ACHIEVABILITY

Strong Residential Market?:

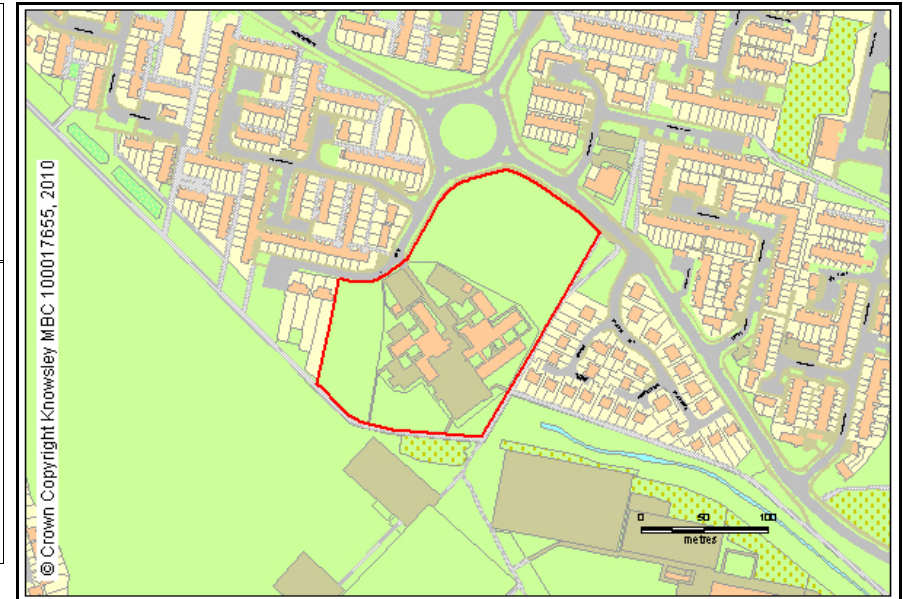
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments: A large plot partially subject to Flood Zone 2. The existing building may be a physical constraint for development. Location near to large round-a-bout dispensing to residential areas provides good accessibility.

Conclusion: Large plot which is susceptible partially to Flood Zone 2. Placed within a 6-10 year development plan period.

SHLAA 2010 Update Comments:

Site was submitted during 2010 as part of the Council's asset review. (Ref AM11)

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

Un-Neighbourly Uses:

Contaminated:

Access:

Primary School (600m):

Local Centre (800m):

Health Centre (1000m):

Employment (5000m):

Railway Station (400m):

Bus Stop (200m):

Suitability Score:

AVAILABILITY

Active Use:

Multiple or Difficult Land Ownership:

Owner willing to sell?:

Availability Score:

ACHIEVABILITY

Strong Residential Market?:

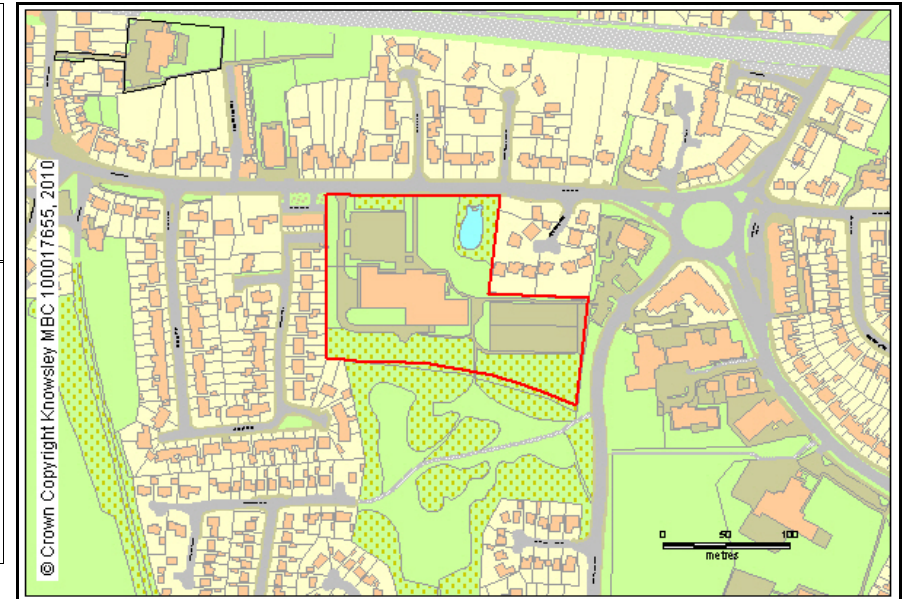
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments: Site contains car park and building which would need to be demolished prior to redevelopment. Release of the site is likely to be dependant on meeting the requirements of Policy OS4: Outdoor Sports Provision and/or adequate replacement provision being provided.

Conclusion: Suitable site for housing, but subject to policy constraints. Given a development plan period of 6-10 years.

SHLAA 2010 Update Comments:

Site was submitted during 2010 as part of the Council's asset review (AM13)

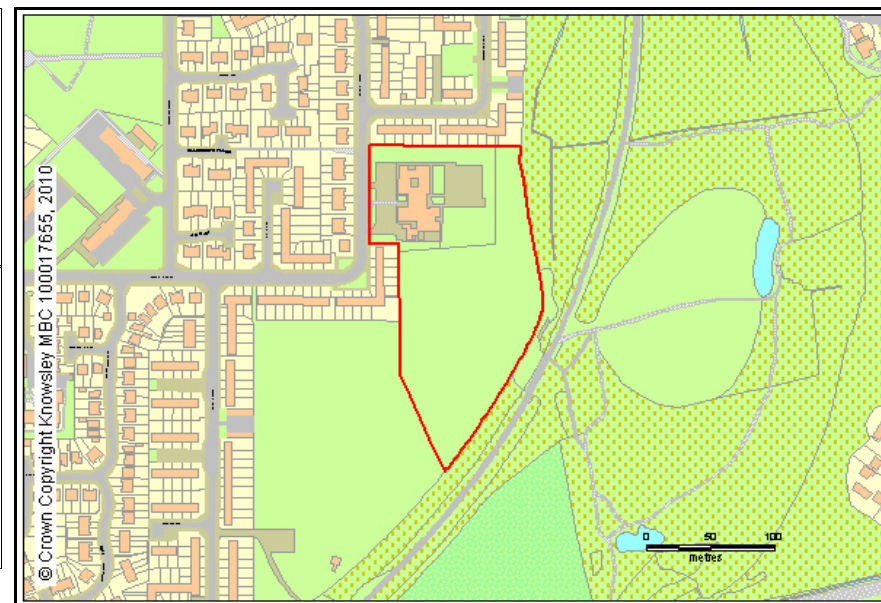
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY Physical Constraints: <input type="text" value="0"/> Un-Neighbourly Uses: <input type="text" value="0"/> Contaminated: <input type="text" value="0"/> Access: <input type="text" value="0"/> Primary School (600m): <input type="text" value="3"/> Local Centre (800m): <input type="text" value="0"/> Health Centre (1000m): <input type="text" value="3"/> Employment (5000m): <input type="text" value="3"/> Railway Station (400m): <input type="text" value="0"/> Bus Stop (200m): <input type="text" value="0"/> Suitability Score: <input type="text" value="9"/>		AVAILABILITY Active Use: <input type="text" value="0"/> Multiple or Difficult Land Ownership: <input type="text" value="0"/> Owner willing to sell?: <input type="text" value="5"/> Availability Score: <input type="text" value="5"/>	
ACHIEVABILITY Strong Residential Market?: <input type="text" value="10"/> Attractive Local Environment: <input type="text" value="5"/> Abnormal Costs: <input type="text" value="0"/> New Infrastructure: <input type="text" value="5"/> Achievability Score: <input type="text" value="20"/>		Total Survey Score: <input type="text" value="34"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments: Located on the edge of a large woodland belt. Building is still in current use. Land levels may prove to be a physical constraint, with a large dip in the land toward the middle of the site.

Conclusion: Lack of building vacancy and a deficit of greenspace within the area provide the reason why the site is placed within the 6-10 year plan period category.

SHLAA 2010 Update Comments: Site was submitted during 2010 as part of the Council's asset review (Ref AM14)

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

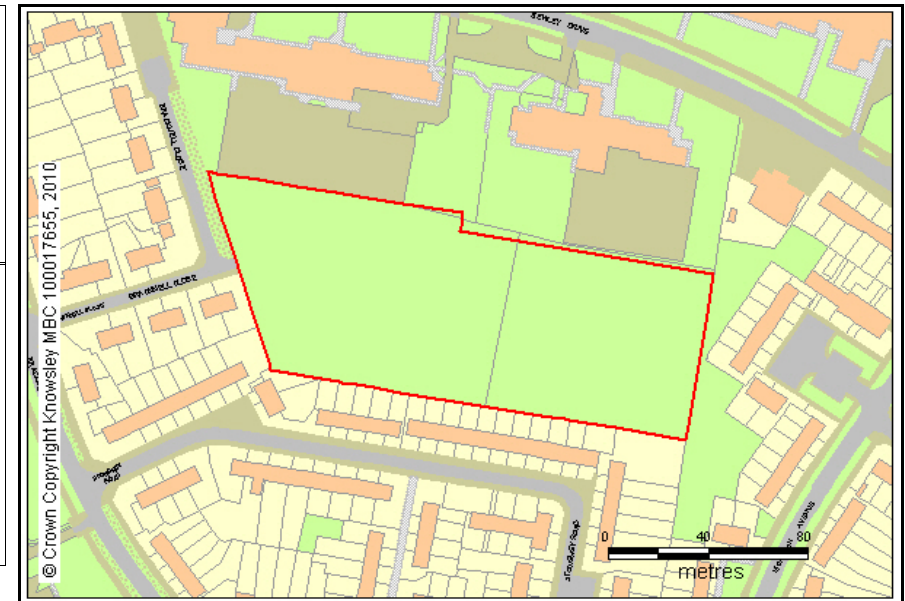
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="12"/>	Total Survey Score: <input type="text" value="40"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

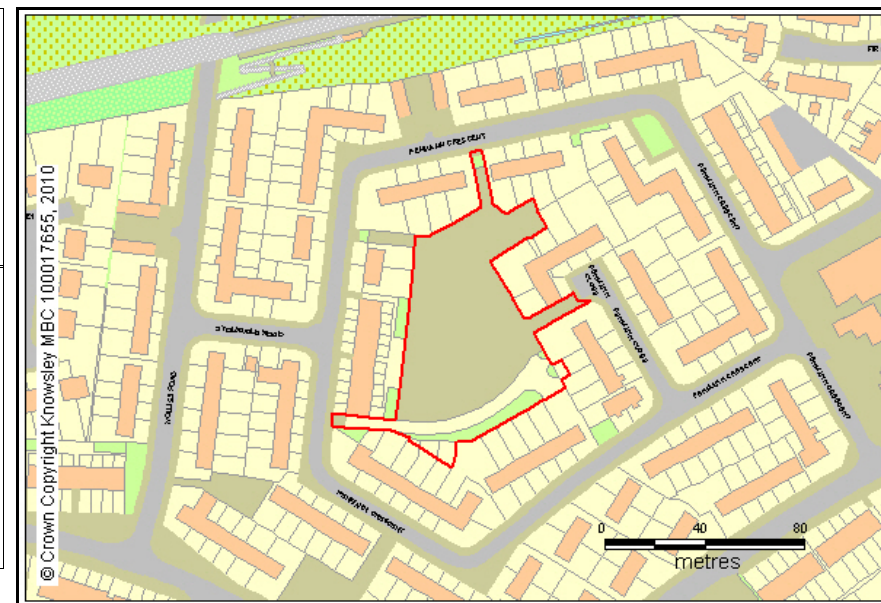
Strategic Housing Land Availability Assessment - 2010 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="3"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="18"/>		
Total Survey Score: <input type="text" value="51"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

Un-Neighbourly Uses:

Contaminated:

Access:

Primary School (600m):

Local Centre (800m):

Health Centre (1000m):

Employment (5000m):

Railway Station (400m):

Bus Stop (200m):

Suitability Score:

AVAILABILITY

Active Use:

Multiple or Difficult Land Ownership:

Owner willing to sell?:

Availability Score:

ACHIEVABILITY

Strong Residential Market?:

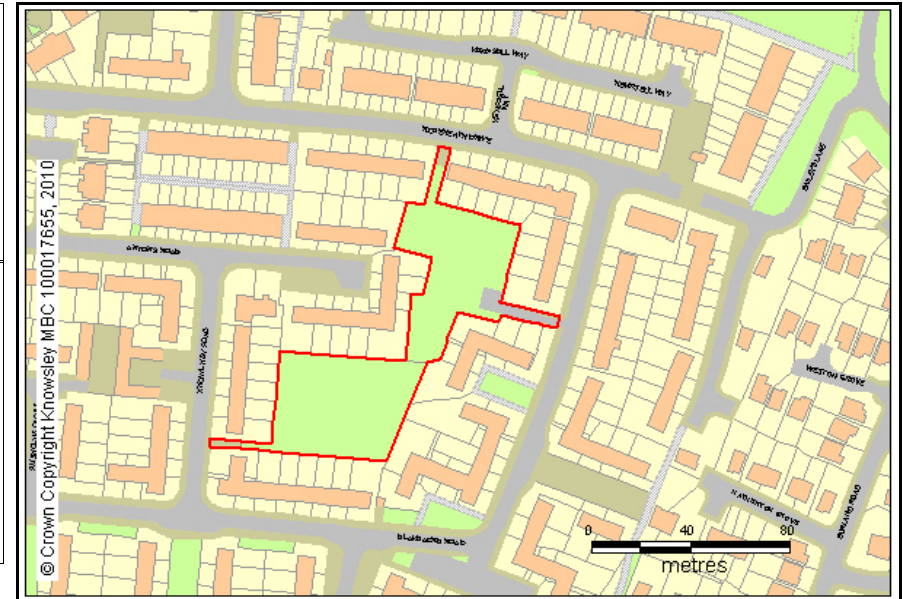
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

Un-Neighbourly Uses:

Contaminated:

Access:

Primary School (600m):

Local Centre (800m):

Health Centre (1000m):

Employment (5000m):

Railway Station (400m):

Bus Stop (200m):

Suitability Score:

AVAILABILITY

Active Use:

Multiple or Difficult Land Ownership:

Owner willing to sell?:

Availability Score:

ACHIEVABILITY

Strong Residential Market?:

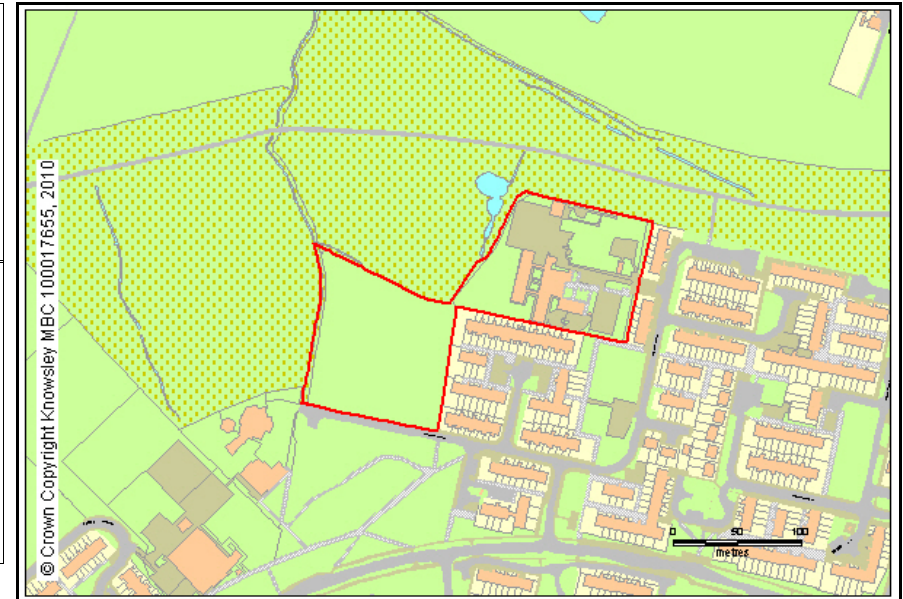
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

Un-Neighbourly Uses:

Contaminated:

Access:

Primary School (600m):

Local Centre (800m):

Health Centre (1000m):

Employment (5000m):

Railway Station (400m):

Bus Stop (200m):

Suitability Score:

AVAILABILITY

Active Use:

Multiple or Difficult Land Ownership:

Owner willing to sell?:

Availability Score:

ACHIEVABILITY

Strong Residential Market?:

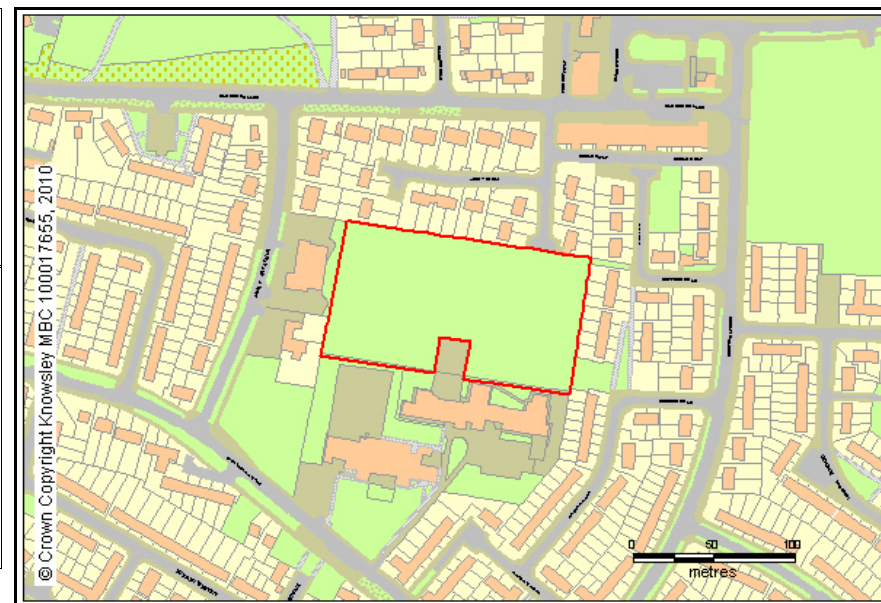
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

Un-Neighbourly Uses:

Contaminated:

Access:

Primary School (600m):

Local Centre (800m):

Health Centre (1000m):

Employment (5000m):

Railway Station (400m):

Bus Stop (200m):

Suitability Score:

AVAILABILITY

Active Use:

Multiple or Difficult Land Ownership:

Owner willing to sell?:

Availability Score:

ACHIEVABILITY

Strong Residential Market?:

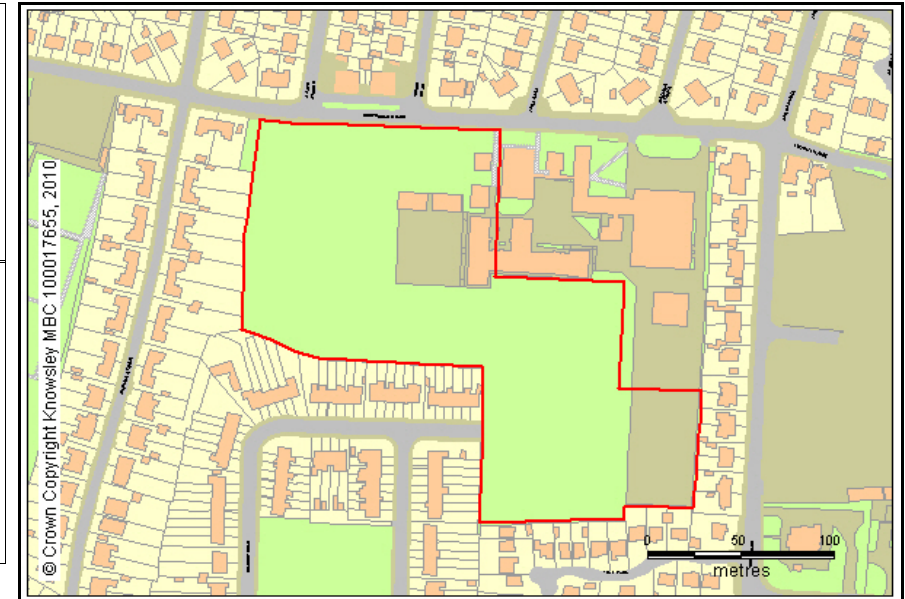
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

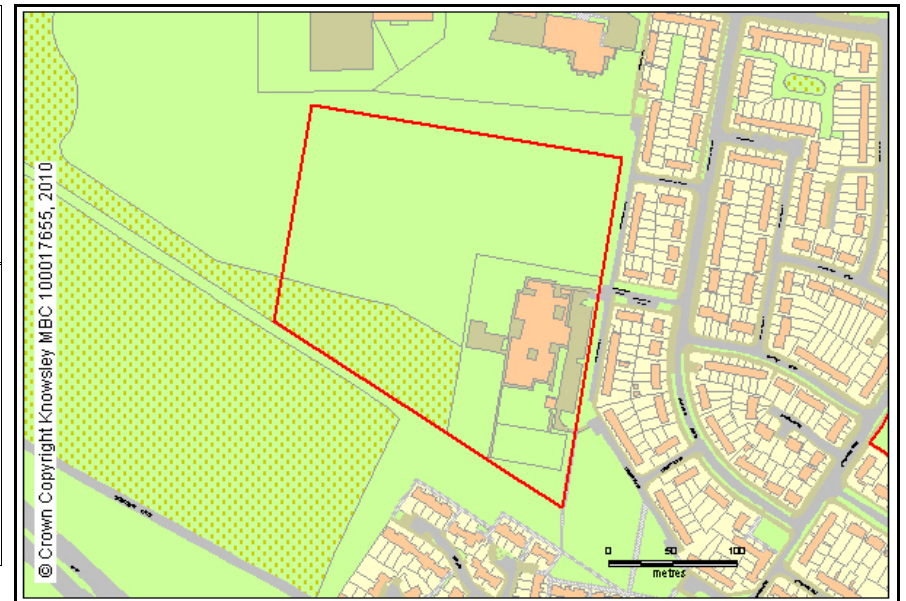
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="0"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="0"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="0"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="9"/>	Total Survey Score: <input type="text" value="22"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

Un-Neighbourly Uses:

Contaminated:

Access:

Primary School (600m):

Local Centre (800m):

Health Centre (1000m):

Employment (5000m):

Railway Station (400m):

Bus Stop (200m):

Suitability Score:

AVAILABILITY

Active Use:

Multiple or Difficult Land Ownership:

Owner willing to sell?:

Availability Score:

ACHIEVABILITY

Strong Residential Market?:

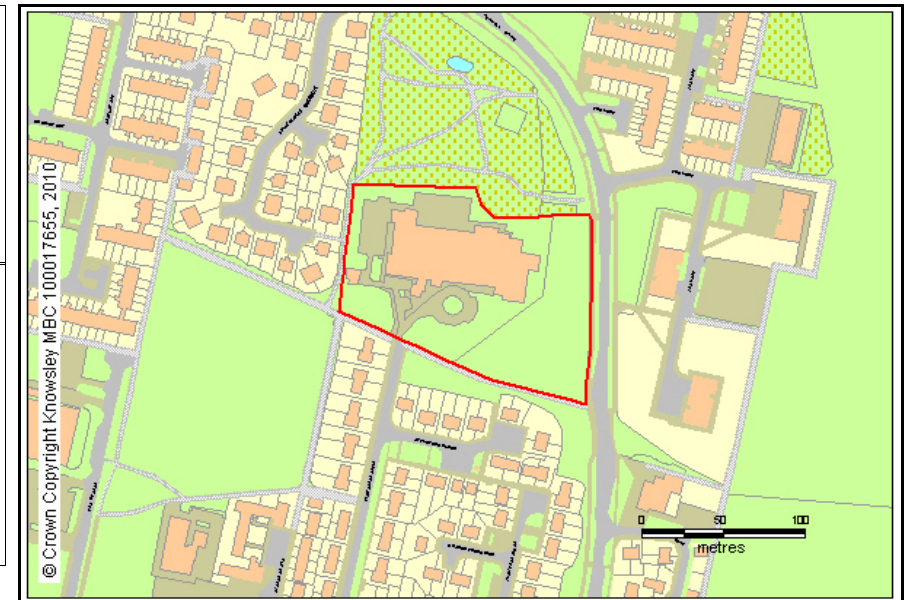
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments: With Line Square Wood located to the north of the site, there is potential for housing development with access off Haswell drive.

Conclusion: Lack of building vacancy and a deficit of greenspace within the area provide the reason why the site is placed within the 6-10 year development plan period category.

SHLAA 2010 Update Comments:

Site was submitted during 2010 as part of the Council's asset review (AM30)

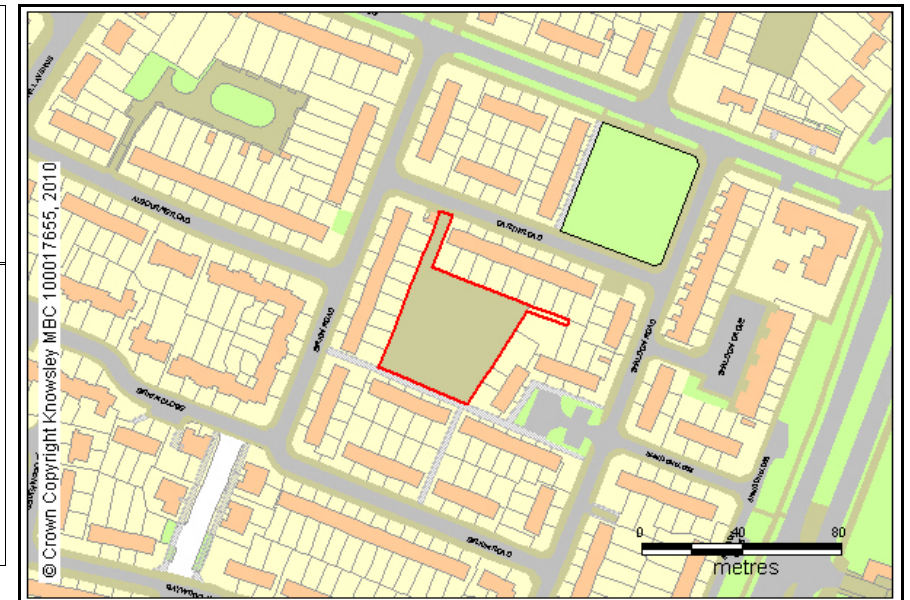
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY Physical Constraints: <input type="text" value="0"/> Un-Neighbourly Uses: <input type="text" value="0"/> Contaminated: <input type="text" value="0"/> Access: <input type="text" value="0"/> Primary School (600m): <input type="text" value="3"/> Local Centre (800m): <input type="text" value="0"/> Health Centre (1000m): <input type="text" value="3"/> Employment (5000m): <input type="text" value="3"/> Railway Station (400m): <input type="text" value="0"/> Bus Stop (200m): <input type="text" value="3"/> Suitability Score: <input type="text" value="12"/>		AVAILABILITY Active Use: <input type="text" value="0"/> Multiple or Difficult Land Ownership: <input type="text" value="0"/> Owner willing to sell?: <input type="text" value="0"/> Availability Score: <input type="text" value="0"/>	
		ACHIEVABILITY Strong Residential Market?: <input type="text" value="5"/> Attractive Local Environment: <input type="text" value="3"/> Abnormal Costs: <input type="text" value="5"/> New Infrastructure: <input type="text" value="5"/> Achievability Score: <input type="text" value="18"/>	
Total Survey Score: <input type="text" value="30"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

SHLAA 2010 Update Comments:

Conclusion:

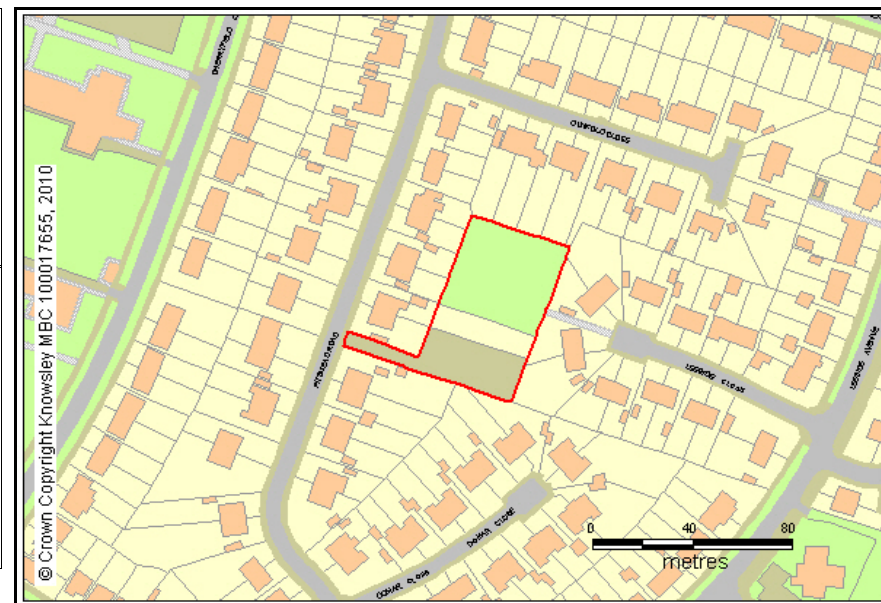
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY Physical Constraints: <input type="text" value="0"/> Un-Neighbourly Uses: <input type="text" value="0"/> Contaminated: <input type="text" value="0"/> Access: <input type="text" value="0"/> Primary School (600m): <input type="text" value="3"/> Local Centre (800m): <input type="text" value="0"/> Health Centre (1000m): <input type="text" value="3"/> Employment (5000m): <input type="text" value="3"/> Railway Station (400m): <input type="text" value="0"/> Bus Stop (200m): <input type="text" value="3"/> Suitability Score: <input type="text" value="12"/>		AVAILABILITY Active Use: <input type="text" value="10"/> Multiple or Difficult Land Ownership: <input type="text" value="0"/> Owner willing to sell?: <input type="text" value="5"/> Availability Score: <input type="text" value="15"/>	
		ACHIEVABILITY Strong Residential Market?: <input type="text" value="5"/> Attractive Local Environment: <input type="text" value="3"/> Abnormal Costs: <input type="text" value="5"/> New Infrastructure: <input type="text" value="5"/> Achievability Score: <input type="text" value="18"/>	
Total Survey Score: <input type="text" value="45"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

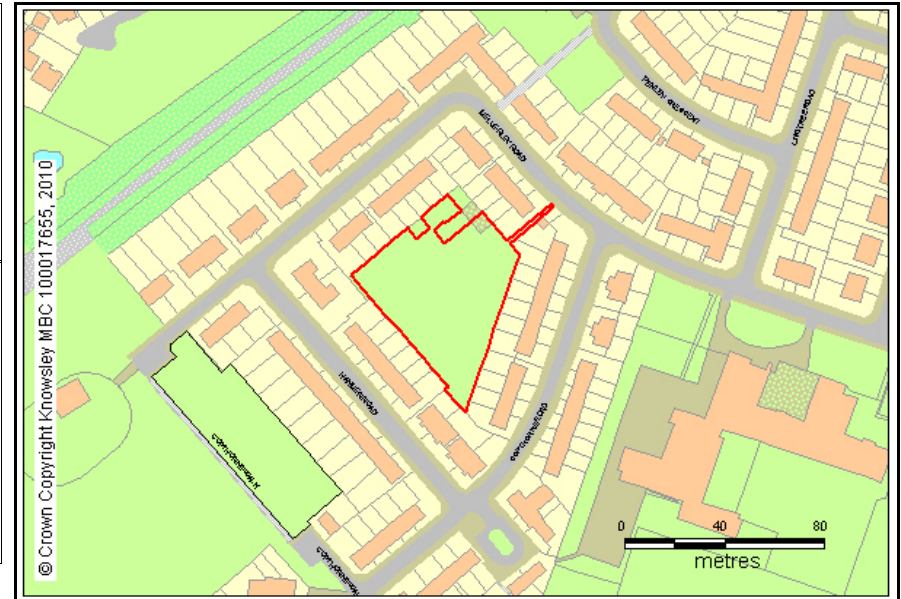
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="0"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="0"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="0"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="9"/>	Total Survey Score: <input type="text" value="27"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

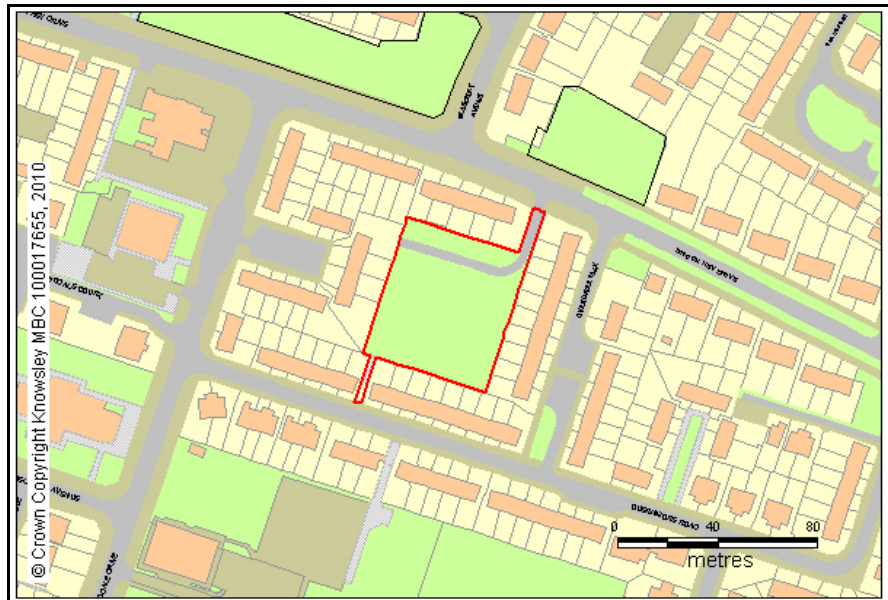
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="12"/>	Total Survey Score: <input type="text" value="45"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

Strategic Housing Land Availability Assessment - 2010 Update

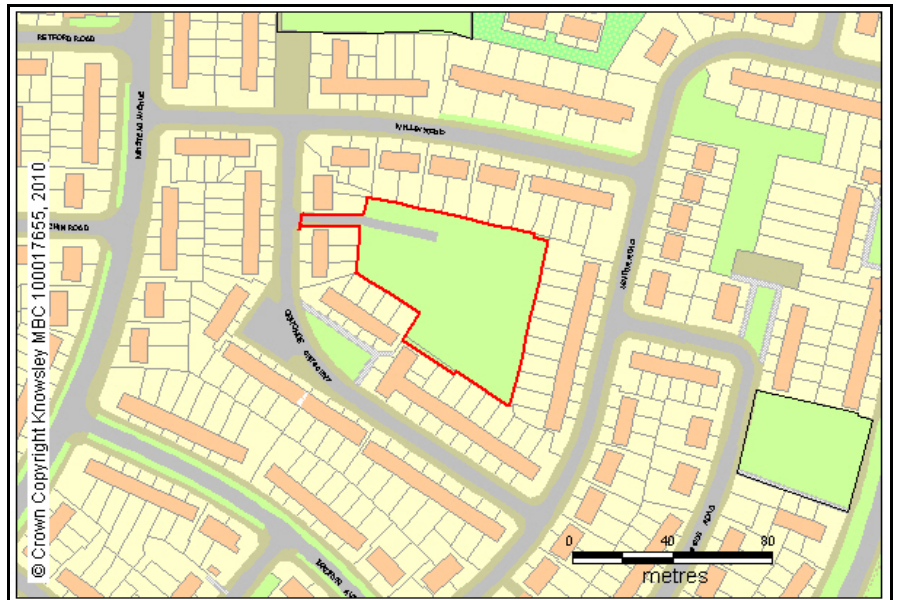


Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY	
Physical Constraints:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>
Access:	<input type="text" value="0"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="12"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>



Total Survey Score:
Site Visited:
Keep Site in SHLAA?:

Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments:

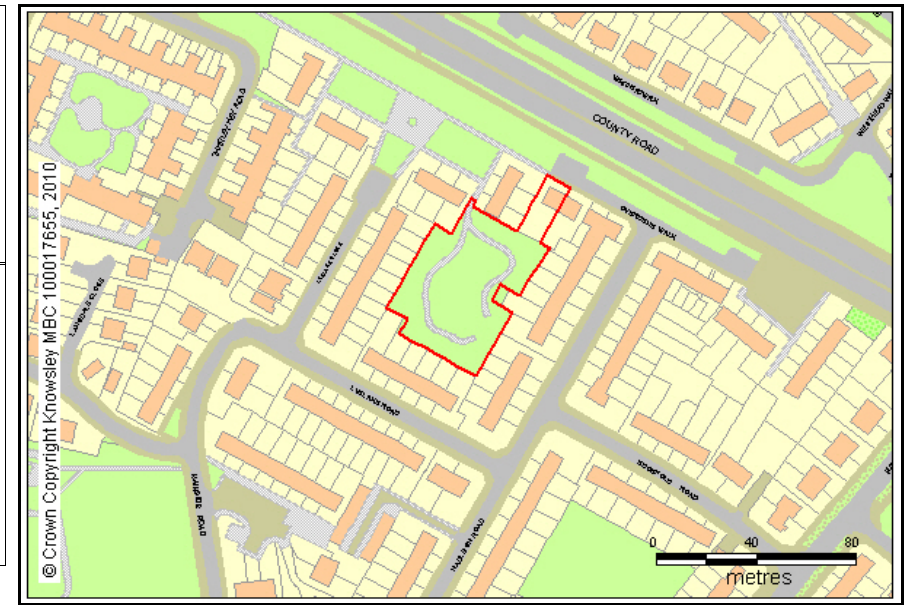
Strategic Housing Land Availability Assessment - 2010 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
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Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="12"/>	Total Survey Score: <input type="text" value="45"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Site Survey Comments:

Conclusion:

SHLAA 2010 Update Comments: