

SHLAA SITE ASSESSMENT FORM

SITE DETAILS

Registration Details

Authority	SNC / DDC / NBC	Site Reference No	
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Site Details

Site Name			Gross Site Area (Ha)	
Site Address			Net Site Area (Ha)	
Settlement			Gross: Net Ratio	
Site	Broad Area		Density	
Site Location in relation to settlement	Inside / edge / outside		LA yield estimate	
Site Postcode			Developer yield estimate	
Grid reference			Panel yield estimate	
Stage of Submission of Site	Extant full planning permission		Principal Land Use	
	Extant outline planning permission		Subsidiary Land use	
	Issues & Options representation		Neighbouring Uses	
	Submitted during SHLAA process		Land Status	PDL / Greenfield
Sites identified in SHLAA process		Vacant	Yes No	
Issues & Options Rep No			GIS Link	
		Part of Cluster	Yes No	
		Adjoining sites reference		

Agent Details

Name
Organisation
Address 1 House No
Address 2 House Name
Address 3 Street
Address 4 Town / Village
Address 5 County
Postcode
Telephone No
Mobile No
E-mail Address

Ownership Details

Owner of site
Address 1 House No
Address 2 House Name
Address 3 Street
Address 4 Town or Village
Address 5 County
Postcode
Site access, contact
Name
Tel No
E-mail

Planning History

Current Planning Status	Existing Planning Permission	Applicant's intended start date		
	Planning Permission lapsed		Applicant's intended completion date	
	Previous employment use			Reason for Delayed Implementation
	Allocated Local Plan site			
Land use of status	Planning Status Details			
Planning Application Ref				
Date permitted				
Date Completed				
No of dwellings under construction				
No of dwellings completed				
Number of Dwellings yet to be built				
Site Complete		Yes No		
Rural Exceptions Site		Yes No		

CONCLUSIONS OF ASSESSMENT

Is site suitable?	Yes No	Is the site deliverable / developable?	Yes No
Is site available?	Yes No		Retain Discard
Is site achievable?	Yes No		

Proposed Phasing

Developer - housing units				West Northamptonshire Joint Planning Unit - housing units			
2009 - 2010		2018 - 2019		2009 - 2010		2018 - 2019	
2010 - 2011		2019 - 2020		2010 - 2011		2019 - 2020	
2011 - 2012		2020 - 2021		2011 - 2012		2020 - 2021	
2012 - 2013		2021 - 2022		2012 - 2013		2021 - 2022	
2013 - 2014		2022 - 2023		2013 - 2014		2022 - 2023	
2014 - 2015		2023 - 2024		2014 - 2015		2023 - 2024	
2015 - 2016		2024 - 2025		2015 - 2016		2024 - 2025	
2016 - 2017		2025 - 2026		2016 - 2017		2025 - 2026	
2017 - 2018		Post 2026		2017 - 2018		Post 2026	

Total Number of Dwellings		Total Number of Dwellings	
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Developer		JPU	
Start of development		Start of development	
Completion of development		Completion of development	

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SUITABILITY**Policy restrictions****Re-use of land**

Wholly Greenfield site	
More than two-thirds greenfield with less than a third previously developed land.	
More than a half greenfield with less than a half previously developed land.	
More than two thirds previously developed with less than a third greenfield land.	
Wholly previously developed site	

Natural environment

Includes an international, national site of nature conservation interest or historic park and garden or battlefield,	
Includes regional site of nature conservation interest	
Includes a locally designated site of nature conservation interest protected woodland or tree preservation order	
No existing designations	

Built environment

Includes nationally designated listed building or historic park and garden or battlefield.	
Includes nationally scheduled ancient monument.	
Includes a conservation area, or locally listed buildings.	
No existing designations	

Corporate / Community Strategy

Create a healthy, safe, secure and strong community	
Improve learning, skills and the business economy	
Promote sustainable growth, regeneration and living	
Protect & enhance the environment	

Comments	
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Physical Problems or limitations**Highways**

No obvious impact	
Moderate impact	
Major impact (County Roads)	
Major impact (Trunk Roads)	

Hazardous Risk

Site is within a notifiable hazardous installation defined by the HSE	
Site is within the inner consultation zone of a notifiable hazardous installation defined by the HSE	
Site is within the intermediate consultation zone of a notifiable hazardous installation defined by the HSE	
Site is within the outer consultation zone of a notifiable hazardous installation defined by the HSE	
Site is not covered by any notifiable hazardous installation zones as defined by the HSE	

Access

Suitable access exists	
Access possible within site limits	
Minor access constraints	
Major access constraints	

Ground conditions / pollution

Landfill site	
Landfill consultation zone	
Mineral Consultation Area	
Air Quality Management	

Flood Risk

Flood risk zone 3 within the site	
Flood risk zone 2 within the site	
Site within flood risk zone 1	

Infrastructure Issues

Highways		Flooding	
Water		Sewage	
Electricity		Gas	
Primary School		Secondary School	

Contamination

Highly contaminated site in need of significant remediation	
Contamination identified. In need of slight remediation	
No contamination identified	

Comments / Mitigation Method	
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SUITABILITY**Potential Impacts****Built environment**

Adjacent to nationally designated listed building or historic park and garden or battlefield.	
Adjacent to a nationally scheduled ancient monument.	
Adjacent to a conservation area, or locally listed buildings.	
No existing designations.	

Landscape

Environmental Character Assessment	
Current Landscape Character Assessment	
Historic Landscape Character Assessment	
Biodiversity Character Assessment	

Natural environment

Adjacent to an international, national site of nature conservation interest or historic park and garden or battlefield.	
Adjacent to regional site of nature conservation interest.	
Adjacent to a locally designated site of nature conservation interest protected woodland or tree preservation order.	
No existing designations adjacent to the site.	

Green Infrastructure

Green Infrastructure Network	
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Flood Risk

Flood risk zone 2/3 adjacent to the site	
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Comments / Mitigation Method	
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Environmental Conditions**Noise**

Category A – Noise need not be considered as determining factor in granting planning permission.	
Category B – Noise shall be taken into account when determining planning applications and permission may be granted subject to conditions requiring acoustic treatment.	
Category C – Planning permission shall not normally be granted or conditions to be imposed requiring acoustic treatment to give protection against noise.	
Category D – Planning permission shall be refused on noise grounds.	

Access facilities

Site within 1000m or 15 minutes of public footpath	
Site within 1000m or 15 minutes of bridleway	
Site within 1000m or 15 minutes of cycleway	
Accessibility Score	

Sustainable Development

Agricultural Land Classification - Grade	
Solar orientation	
Wind speed	
Sustainable drainage	

Access to local bus service

Journey to work possible by bus	
Journey to work not possible by bus	
Evening bus service	
No evening bus service	

Access to key services, facilities and jobs

Key services within 1000m of the site boundary or 15 minutes walk.	Key services NOT within 1000m of the site boundary or 15 minutes walk.

Access to local railway services

Site within 800m of railway station	
Site more than 800m from railway station	
Comments / Mitigation Method	

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AVAILABILITY**Control and ownership of site**

Site in multiple ownerships with some unwilling partners. CPO intervention may be needed.	
Site in multiple ownership but issues can be resolved.	
Site in single ownership, but not actively promoted for development.	
Site in single ownership and actively promoted for development.	

Legal Constraints

No known legal constraints or covenants	
Not known if there are any legal constraints or covenants	
Site constrained by a legal constraint or covenant	

Intention to develop

Known intention to make the site available within the next five years (ie: by April 2014)	
Known intention to make the site available between 2014 and 2019	
Known intention to make the site available after 2019	
No known intention to make the site available	

Comments / Mitigation Method

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ACHIEVABILITY**Market Factors****Existing uses**

Site in active use and likely to continue.	
Site in active use but with reasonable likelihood of ceasing.	
Site in temporary use and likely to cease.	
Vacant site not in use.	
Site in agricultural use	

Cost Factors**Infrastructure Issues**

Highways		Flooding	
Water		Sewage	
Electricity		Gas	
Primary School		Secondary School	

Economic viability of existing use

Existing use of the site makes residential development an attractive option.	
No accurate judgement can be made on the economic viability of the existing use of the site	
Existing use of the site makes residential development an unattractive option.	

Residual Valuation Model

Value of completed development	
Cost of site preparation	
Cost of construction	

Adjoining land uses

Adjoining land uses are likely to have a positive affect on the marketability of the site	
Adjoining land uses are likely to have a neutral affect on the marketability of the site	
Adjoining land uses are likely to have a negative affect on the marketability of the site	

Cost of planning obligations	
Cost of community infrastructure	
Developer profit	

Market demand

The location of the site will have a positive effect on the marketability of the site for residential development	
The location of the site will have a neutral effect on the marketability of the site for residential development	
The location of the site will have a negative effect on the marketability of the site for residential development	

Residual value / Land value	
Existing land value	

Abnormal costs

Abnormal costs likely to be met	
Abnormal costs unlikely to be met	

Funding – Is intervention needed?

No funding is required to overcome constraints and assist development	
Funding is required to overcome constraints and assist development	

Delivery Factors**Phasing of development**

Site to be delivered in 1 - 5 years	
Site to be delivered in 6 -10 years	
Site to be delivered in 11 -15 years	
Site to be delivered beyond 15 years	

Infrastructure Provision

Necessary infrastructure will be available within 0 –5 years to allow development to take place	
Necessary infrastructure will be available within 6 – 10 years to allow development to take place	
Necessary infrastructure will be available within 11 – 15 years to allow development to take place	
Necessary infrastructure will not be provided	

Comments / Mitigation Method	
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