



**STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT
2009**

February 2010



Executive Summary

- a) This Strategic Housing Land Availability Assessment (SHLAA) 2009 updates the Draft SHLAA 2008, taking into account the annual Residential Land Availability Survey 2008-09 and comments received on the Draft SHLAA. It is a study of potential housing on sites within the district over the period up to 2026.
- b) The SHLAA has been prepared in accordance with national Planning Policy Statement PPS3 “Housing”, a practice guidance published by the Government in July 2007, and more detailed guidance prepared by Uttlesford District Council. This process has involved key stakeholder participation and a SHLAA Panel. The SHLAA replaces the Uttlesford Urban Capacity Study 2005.
- c) The key findings of this report are that 5273 houses are deliverable and 1251 are developable as set out in the table below.

Capacity deliverable prior to Yr 1	Capacity deliverable Yr 1 - 5	Capacity Developable Yr 5-10	Capacity Developable Yr 10 - 15	Total
1260	4013	1241	10	6524

- d) In addition six sites for new settlements have been considered in the assessment with the following capacities and estimated build rates. The assessment found all the sites available and achievable apart from ELS8 where the road capacity was questioned but it found GtCHE7 and ELS8 to be the most suitable locations.

Reference	Minimum potential Yield based on SHLAA methodology	Developer proposed Capacity	Capacity deliverable prior to Yr 1	Capacity deliverable Yr 1 – 5	Capacity Developable Yr 5-10	Capacity Developable Yr 10 – 15
GtCHE7	6435	4-6000		200	3135	3100
ELS8	3330	5000		550	1390	1390
LtDUN1	2768	3000		468	1150	1150
LtEAS1	3150	3-5000		850	1150	1150
STE1	1868	3000		418	725	725
STE2	1688	2500-3000		422	844	422

- e) The district housing requirement is set out in the East of England Plan. This requires the District to make a minimum dwelling provision of 8000 homes between 2001 and 2021 and to plan for a continuous delivery of housing for at least 15 years from the date of adoption of the Core Strategy at a rate of 430 dwellings per year. Under the current Local Development Scheme (LDS) adoption of the Core Strategy is anticipated in 2011. The Council therefore needs to plan for sufficient housing for the



period up to 2026. The table below sets out the annual completion rates 2001 to 2008 and the outstanding requirement to meet the East of England Plan target.

East of England Plan Target 2001-2021	8000
Roll forward at RSS annual rate of 430/annum 2021 – 2026	2150
	10,150
Annual completions	
2001-2002	182
2002-2003	396
2003-2004	241
2004-2005	344
2005-2006	542
2006-2007	326
2007-2008	538
2008-2009	437
Total	3006
Outstanding Requirement	7144

- f) The potential supply of 6524 dwellings on land for housing on identified deliverable and developable sites and any of the strategic sites proposed as new settlements which could provide between 2500 – 6000 homes, significantly exceeds the outstanding housing requirement of 7144. However, it is recognised that the strategic sites require much more detailed analysis of the site constraints. Yet, in addition there are sites for 5211 dwellings on land subject to constraints which may easily be overcome.
- g) As the plan making process proceeds and sites are subject to further testing, this may result in a reduction of the potential supply. Notwithstanding this, there is a high degree of confidence that the SHLAA has identified sufficient sites to meet the Council’s requirement.
- h) Identification in the SHLAA does not indicate that these sites will be developed, or that sites currently outside the planning process will be allocated in development plan documents or be granted planning permission. However, the assessment provides evidence that will be kept up to date and used to inform the preparation of the Local Development Framework. This will be in the context of the preparation of planning policies for creating sustainable, mixed communities and meeting future housing needs and requirements. This evidence may also be used for development control purposes.
- i) Uttlesford has a saved adopted Local Plan. The Local Development Framework Core Strategy Preferred Options Consultation was published



in November 2007, and Further Consultation on the Preferred Options was published in February 2010. The emerging strategy is the creation of a new settlement to the north east of Elsenham with more limited development in the towns and villages. Consistent with national guidance, the SHLAA cast a very wide net in looking at development potential. The SHLAA identifies a potential supply of deliverable and developable sites which will be used to progress the Core Strategy to submission stage.



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1 Introduction

The Purpose of Strategic Housing Land Availability Assessments

- 1.1 The Strategic Housing Land Availability Assessments (SHLAA) is a key component of the evidence base to support the delivery of sufficient land for housing to meet the Government's need for more housing.
- 1.2 The purpose of the SHLAA is to identify sites in and around settlements with potential for housing; assess their housing potential; and assess when they are likely to be developed. It is important to remember that the SHLAA provides evidence to support decision making, it does not make decisions about which sites should be developed for housing.
- 1.3 The guidance on producing a SHLAA is set out in Practice Guidance published by DCLG in July 2007 and a note prepared by the Planning Officers Society and published by Planning Advisory Service entitled *Strategic Housing Land Availability Assessment and Development Plan Preparation*.
- 1.4 The overall aim of the SHLAA is to
 - Produce a list of sites, cross referenced to maps showing locations and boundaries of specific sites or broad locations.
 - Assess the deliverability/developability of each site (suitability; availability; and achievability) to determine when an identified site is realistically expected to be developed.
 - Estimate the potential quantity of housing a site could accommodate
 - Identify the constraints on each site, and
 - Recommend on how these constraints could be overcome and when.

Status

- 1.5 The completed SHLAA is an important technical document in the evidence base for the Local Development Framework.
- 1.6 The SHLAA does not make judgements about whether sites should be allocated through plan policy. Potential sites for new housing which are identified through the SHLAA will be further tested through the plan making process for Development Plan Documents, including Sustainability Appraisal, stages of public participation and consultation, and independent examination.

Timeframe

- 1.7 The SHLAA covers the period to 2026 which includes a 15 year period from an estimated date of adoption of the Core Strategy in 2011.

Review

- 1.8 The SHLAA will be updated as an integral part of the Annual Monitoring Report process. A full re-survey may be required to inform the review of



Development Plan Documents or if it is no longer possible to demonstrate a five year supply of specific deliverable sites for housing.

The Partnership Approach

- 1.9 A joint Housing Market Assessment is being carried out for M11/London Commuter Belt East (M11/LCB East) housing market area comprising the districts of Uttlesford, Epping Forest, Harlow, Brentwood, East Herts.; and Broxbourne.
- 1.10 The timescales for the preparation of LDF for each local authority differ so the preparation of a joint SHLAA was not practicable and it was therefore decided that Uttlesford would not prepare its SHLAA in partnership. However these authorities as well as adjoining authorities were consulted on the Uttlesford SHLAA to try and achieve consistency across the County and sub region.

Involvement of Key Stakeholders

- 1.11 The work undertaken to complete the SHLAA included consultation with key stakeholders such as house builders, social landlords, local property agents, local communities and other agencies that have a recognised interest in the sub-region. Their expertise and knowledge was important in refining the details of methodology. The list of Stakeholders can be found in Appendix 1. The Council's response to comments received on the methodology is set out in Appendix 2

The Panel

- 1.12 A Panel of representatives from the house building industry, community representatives and key stakeholders was established. The primary purpose of the Panel was to provide an informed view about the suitability, availability and achievability of housing development on identified sites. The Panel represented the broad spectrum of the housing industry in the M11/LCB East housing market sub-region (e.g. volume and small scale builders / national and local land agents), but was kept at a manageable size. The Panel worked to an agreed Terms of Reference. Panel representatives and Terms of Reference are listed in Appendix 3



2 The Format of this Report

- 2.1 This report first explains the methodology used in undertaking the SHLAA. It includes an explanation as to how the sites were identified and how they were assessed.
- 2.2 Section 4 of the report sets out the findings of the assessment. It specifies the number of deliverable and developable dwellings at varying degrees of suitability, availability and achievability.
- 2.3 Section 5 discusses how the assessment will be taken forward in respect of discussing how the constraints identified by the assessment can be overcome and how the assessment will be reviewed annually.
- 2.4 Section 6 explains how the Council has approached the issue of identifying broad locations and windfall sites.
- 2.5 The appendices contain the core data from the assessment especially appendix 7 which contains a list of all the sites and a table indicating the sites deliverability and developability; and appendix 8 which contains the appraisal information sheet for each site.

3 The Methodology

- 3.1 The methodology accords with the approach to SHLAAs set out in the Government Guidance published by DCLG in July 2007.

The methodology set out in the Guidance is as follows:-

1. Planning the Assessment
2. Determining which sources of sites will be included in the Assessment.
3. Desk top review of existing information.
4. Determining which sites and areas will be surveyed.
5. Carrying out the survey
6. Estimating the housing potential of each site.
7. Assessing when and whether sites are likely to be developed.
 - a. Assessing suitability for housing
 - b. Assessing availability for housing
 - c. Assessing achievability for housing.
 - d. Overcoming Constraints.
8. Review of Assessment
9. Identifying and assessing the housing potential of broad locations (where necessary)
10. Determining the housing potential of windfall (where justified)

Stage 1 Planning the Assessment

- 3.2 Uttlesford contacted adjoining authorities and those comprising the M11/LCB East housing market sub region to determine whether it was practical for any joint working. It was found that each authority was at a different stage in their LDF and therefore joint working was not practical.



Uttlesford therefore conducted the SHLAA on its own but with these local authorities forming part of the group of Stakeholders.

- 3.3 Resources within Uttlesford to carry out the SHLAA were limited to the officers of the Planning & Housing Strategy team. However, the team has in-depth knowledge of the District; district policy; and housing sites. The assessment has therefore been planned with the limited resources available in mind. Overall managerial responsibility for the SHLAA will be held by the Planning and Housing Strategy Manager.

Stage 2 – Determining which sources of sites will be included in the Assessment

- 3.4 The SHLAA covered the sources of sites set out below and the databases and documents used to identify the sites. .
- 3.5 No types of land were specifically excluded from the SHLAA

Sites in planning process	
Source of Sites	Source of Information
Unimplemented/outstanding permissions for housing	Annual Residential Land Availability survey
Planning Permission for housing that is under construction	Annual Residential Land Availability survey
Housing allocations	Local Plan. Sites without planning permission from Residential Land Availability survey
Sites allocated for employment use but no longer required	Appraisal of Employment Land Issues (PACEC 2006)
Sites not currently in planning process	
Vacant and derelict land and buildings	National Land use Database Urban Capacity Study 2005 (UDC) Empty property register Valuation Office database LPA vacant property registers (industrial and commercial) Commercial property databases. English House Condition survey
Surplus public sector land	Review of UDC garage sites Land Terrier Register of Surplus Public Sector Land.
Land in non-residential use which may be suitable for re-development	National Land use Database Urban Capacity Study 2005 (UDC) Appraisal of Employment Land Issues (PACEC 2006)
Additional housing opportunities in established residential areas.	Urban capacity Study 2005 (UDC)
Additional housing opportunities	Previous representations on Local



adjacent established residential areas.	Plan. Core Strategy representations
Sites in or adjoining rural settlements	Previous representations on Local Plan. Core Strategy representations
Sites as rural exception sites. (Para 30 of PPS3 – <i>Where viable and practical LPA should consider allocating and releasing sites solely for affordable housing, including Rural Exception Site Policy.</i>)	Housing Associations. Parish Councils Rural Community Council for Essex Parish Plans
Urban Extension	Core Strategy representations
New freestanding settlements	Core Strategy representations

Stage 3 – Desktop review of existing information

- 3.6 Data sources used to identify sites with potential for housing are listed in stage 2. The Council did not undertake a broad ‘call for sites’ as it was considered that this information had been fully obtained during the Core Strategy preferred options consultation in December 2007/January 2008.
- 3.7 Having obtained a list of sites from the sources listed a site size threshold was set. The annual residential land availability surveys categorises sites into small (11 dwellings or less) and large (12 dwelling or more) and the reports on Housing Supply list the large sites. It is recognised that a significant amount of new housing takes place on small sites, typically unidentified windfalls sites within the market towns and villages. These include infilling or intensification of residential areas, redevelopment schemes, and the conversion of non-residential properties. It is therefore proposed that a minimum site size threshold should be set at:-
- 6 dwellings (net) or 0.2 ha (based on the area needed to develop 6 units at a density of 30d/ha).
- 3.8 By setting this size threshold it will remove from the assessment the small sites for 5 or less dwellings which are generally windfall sites and include those medium sized sites which together can make a significant contribution to housing supply in Uttlesford.
- 3.9 Having identified the sites to be assessed a desktop review was undertaken using the Site Suitability Appraisal form at Appendix 4. It records information on current policy restrictions; environmental conditions such as flooding and air noise; impact on biodiversity, landscape, historic environment and resources; access to services, physical problems or limitations and existing uses on the site which would be lost. The sources of information used are identified on the form in Appendix 4.



Stage 4 – Determine which sites and areas will be surveyed.

- 3.10 The significant number of sites identified and the limited resources available has meant that not all the sites have been visited. However the experience of the planning officers means that many of the sites were already known to them.
- 3.11 Where sites have planning permission they had been visited as part of the residential land availability annual survey 2008. The results of this survey provided an up-to-date view on development progress.
- 3.12 Site surveys were used to identify further sites with potential for housing developments which had not been identified by the desktop review.
- 3.13 Uttlesford has to accommodate significant growth relative to its rural nature. In the light of this the site surveys focused on locations within and adjacent to existing settlements where development would contribute to the creation of sustainable, mixed communities. In relation to the villages this would be where there would be rural sustainability benefits. The surveys looked at sites at the Market Towns of Saffron Walden and Great Dunmow; the key service centres of Stansted Mountfitchet, Newport; Thaxted; Great Chesterford; Takeley; Elsenham and Hatfield Heath; and the remaining smaller villages where there is a primary school as listed below.

Ashdon	Birchanger	Chrishall	Clavering	Debden
Farnham	Felsted	Great Easton	Great Sampford	Hatfield Broad Oak
Henham	Leaden Roding	Little Hallingbury	Manuden	Quendon & Rickling
Radwinter	Stebbing	Wimbish		

- 3.14 The purpose of the site surveys was to identify sites, in the most sustainable location, not identified by the other sources listed in stage 2. Should the desk top study identify a site within a village not listed above it still formed part of the assessment.

Stage 5 – Carrying out the survey

- 3.15 Site surveys were undertaken by an officer who followed consistent practice in identifying sites and recording information using the Site Suitability Appraisal Form at Appendix 4
- 3.16 The survey first identified any previously developed land within the town/village envelope or built up extent of the village and secondly any logical extension to the village which would have minimal environmental impact. For some villages the desktop survey identified all available land around the settlement and therefore the extent of the survey was minimal. In other settlements the desktop study identified few or no sites and so the survey paid particular attention to these settlements.



Stage 6 – Estimating the housing potential of each site

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

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

3.18 It is considered that the above table presents a tried and tested methodology which can be applied to the SHLAA. The following density standards will therefore be applied.

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

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

3.20 It is proposed to apply the following gross to net ratios in calculating the net developable area for sites identified in the SHLAA. These ratios are used for Regional Annual Monitoring Report.

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



- 3.21 The Site Appraisal Information sheet for each site provides the potential yield for each site based on the above methodology. In assessing the deliverable and developable capacity the minimum yield has been used.

Stage 7 – Assess when and whether sites are likely to be developed.

- 3.22 The Government's practice guidance makes clear that assessing the "suitability", "availability" and "achievability" of a site will provide the information on which a judgment can be made though plan making whether a site can be considered "deliverable", "developable" or not currently developable. To be considered
- "deliverable" – a site is available now, offers a suitable location for housing development now and there is reasonable prospect that housing will be delivered on site within 5 years from the date of adoption of the plan, and
 - "developable" – a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time i.e. it is achievable.
- 3.23 The Government's practice guidance divides Stage 7 into four sub-stages to assess the suitability, availability and achievability of potential sites for new housing.

Stage 7a - Assessing suitability for housing

- 3.24 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. Sites allocated in existing plans for housing or with planning permission for housing will be regarded as suitable unless there have been subsequent changes in circumstances which may affect this position.
- 3.25 A Site Suitability Appraisal Form (Appendix 4) was used to assess the suitability of sites. The form has been designed as a way of seeing at a glance the suitability of a site against a number of criteria. It seeks information on policy restrictions, physical problems or limitations, potential impacts, and the environmental conditions which would be experienced by prospective residents. It has been designed on the principle of traffic light colours with green indicating there being the least problem and red the greatest. The sources of the data to determine the suitability of a site are identified on the form in Appendix 4

Stage 7b - Assessing availability for housing

- 3.26 The availability of potential sites for new housing will be indicated through consultation responses received through the Availability of Potential Sites form attached at Appendix 5 which was sent to the landowner/agent for sites identified through the desk top review. It seeks information on ownership, current and potential uses, constraints and availability.



- 3.27 If the Council had no information on the availability of a site, it has been concluded that there is a question mark on availability and the site is therefore considered as currently not developable.

Stage 7c - Assessing achievability for housing

- 3.28 The achievability of a site will be determined by whether there is a reasonable prospect that housing will be developed on the site at a particular point in time. This will be affected by the market conditions at that time, the costs associated with undertaking the development and how long it takes to deliver the schemes. At this stage the Local Authority will make clear for each site whether there are likely to be abnormal costs relating to infrastructure, and what requirements may exist for the provision of affordable housing and other community facilities to make development acceptable in sustainability terms. The Council's saved adopted policy seeks 40% affordable housing in sites providing 15 or more dwellings.

The work of the Panel in assessing when and whether sites are likely to be developed.

- 3.29 The Local Authority consulted with the Panel, which comprised of representatives of the house building industry as explained in the Introduction.
- 3.30 The Panel met eight times between November 2008 and March 2009 which involved an inception meeting and seven meetings to discuss the sites. A web site on Google Groups, to which only Panel Members were invited to join, was used as an electronic forum for discussion and as a means of making the large volume of data easily available to the Panel. Minutes of the meetings are contained in Appendix 6.
- 3.31 Prior to each meeting the Panel was provided with Site Appraisal Information for each site. This comprised of site description, map, and details on potential uses, availability, achievability, and suitability.
- 3.32 The panel considered the likelihood of housing development taking place on each of the sites. They considered any constraints on the site such as access and flooding. This advice helped the Local Authority determine the "achievability" of each site.
- 3.33 The suitability of sites was also considered. The relationship of the site to existing settlements and the services available in those settlements was taken into account. A site was considered unsuitable if it was unrelated to an existing settlement or that settlement had minimal or no community services. The size and shape of the site was considered to ensure that it would be suitable for residential development. The visual impact of the site was also considered. A site had a significant visual impact if it is unrelated to an existing settlement or would change the character of the entrance to a village where low density development marks the transition between countryside and village. The suitability of some sites depended on a change in policy such as release of employment or recreation land or an amendment to the Green Belt. The



conclusions therefore show these sites as suitable but highlight that a change in policy direction would be needed.

Keeping the Assessment up-to-date

- 3.34 The draft SHLAA 2008 was published for consultation in July 2009. Comments were received from landowners/agents, Town and Parish Councils, and individuals. These comments and any subsequent actions are reported on the Site Appraisal for each site.
- 3.35 Guidance also requires the SHLAA to be updated with information on whether sites are now being developed and what progress has been made, whether applications have been submitted or approved on sites, progress on removing constraints and whether a site is now considered deliverable or developable and unforeseen constraints which have since emerged. The SHLAA has therefore been updated using the results of the Annual Residential Land Availability Survey which records the status of all outstanding applications as at April 2009 and new applications received since April 2008. Any information provided on overcoming constraints has been considered and the deliverability and developability of sites amended accordingly.
- 3.36 The consultation on the SHLAA also resulted in a number of new sites being proposed to the Council. These have been considered and included in the Assessment.

4 The Findings

- 4.1 The 2009 SHLAA considered 265 sites. Appendix 7 provides a spreadsheet of all the sites with their reference number and address.
- 4.2 Appendix 8 provides a Site Appraisal Information Sheet for each site. The sheets are grouped by parish address. Each sheet includes details of the site, map, and details on potential uses, availability, achievability, including time frame, and suitability. The conclusion draws upon the comments of the Panel and an assessment of the suitability, availability and achievability of the site. Some amendments to the final assessment of the suitability, availability and achievability were made subsequent to the Panel's decision to ensure a consistent approach across all the sites. Any comments received during the consultation period are recorded on the sheet. Finally the timescale for the delivery of the site is recorded.
- 4.3 The second sheet in Appendix 7 provides a spreadsheet of all the sites grouped by their suitability, availability and achievability and the potential yield for the different time periods. Should the suitability, availability or achievability of the site be questioned the reason is summarised in the final column.



4.4 The potential supply of 6524 dwellings is considered to be deliverable and developable as set out in the table below.

Suitable	Available	Achievable	Capacity deliverable prior to Yr 1	Capacity deliverable Yr 1 - 5	Capacity Developable Yr 5-10	Capacity Developable Yr 10 - 15	Capacity not currently available
Y	Y	Y	1260	4013	1241	10	0

4.5 The SHLAA identified a potential supply of 1505 dwellings which are deliverable if achievability issues concerning access can be overcome.

Suitable	Available	Achievable	Capacity deliverable prior to Yr 1	Capacity deliverable Yr 1 - 5	Capacity Developable Yr 5-10	Capacity Developable Yr 10 - 15	Capacity not currently available
Y	Y	(Y)	0	1505	0	0	24

4.6 The SHLAA identified a potential supply of 2011 deliverable dwellings and 208 developable dwellings should the Council accept a change in policy concerning Metropolitan Green Belt boundary, or loss of employment land, or loss or relocation of playing pitches or allotments.

Suitable	Available	Achievable	Capacity deliverable prior to Yr 1	Capacity deliverable Yr 1 - 5	Capacity Developable Yr 5-10	Capacity Developable Yr 10 - 15	Capacity not currently available
(Y)	Y	Y	0	2011	208	0	880

4.7 The SHLAA identified a potential supply of 1219 deliverable dwellings and 268 developable dwellings where there was a combination of a need to accept a change in policy and being able to achieve a suitable access.

Suitable	Available	Achievable	Capacity deliverable prior to Yr 1	Capacity deliverable Yr 1 - 5	Capacity Developable Yr 5-10	Capacity Developable Yr 10 - 15	Capacity not currently available
(Y)	Y	? or (Y)	0	1219	268	0	20



4.8 In addition to the above sites the SHLAA considered six sites for new settlements

Reference	Site
GtCHE7	Land east of Great Chesterford
ELS8	Land north east of Elsenham
LtDUN1	West, north and south of Little Dunmow (Chelmer Mead)
LtEAS1	Land between Stansted Airport and north of the A120 (Easton Park)
STE1	North of A120 Stebbing (Boxted Wood)
STE2	Land at Saling Airfield, Stebbing (Andewsfield)

Reference	Minimum potential Yield based on SHLAA methodology	Developer proposed Capacity	Capacity deliverable prior to Yr 1	Capacity deliverable Yr 1 – 5 2011-2016	Capacity Developable Yr 5-10 2016-2021	Capacity Developable Yr 10 – 15 2021-2016
GtCHE7	6435	4-6000		200	3135	3100
ELS8	3330	5000		900	1500	600
LtDUN1	2768	3000		468	1150	1150
LtEAS1	3150	3-5000		850	1150	1150
STE1	1868	3000		418	725	725
STE2	1688	2500-3000		422	844	422

4.9 All the sites are being promoted by the respective landowner. Master plans have been prepared for the sites at Elsenham; Little Dunmow; ‘Easton Park’ and ‘Boxted Wood’. All the sites are therefore considered as available.

4.10 The achievability of such strategic sites is more difficult to assess within the context of the SHLAA. Much more detailed analysis of the site’s constraints is needed than the timetable for the SHLAA allows. The new settlement sites will be the subject of further examination as the Core Strategy progresses through its various stages. Additional background studies/evidence base work has since been produced, namely the Comparative Sustainability Assessment (UDC, 2010); Comparative Transport Assessment (ECC, 2010) and Water Cycle Study (Hyder 2010). These documents can be viewed on the Council website.

4.11 Agents are in the process of providing supporting studies as the sites are progressed through the Local Development Framework Core Strategy. All the sites are considered achievable although a question mark is raised at Elsenham where it needs to be demonstrated that road access suitable for high volumes of traffic can be achieved, or that a significant shift to other modes of transport can be realistically achieved.

4.12 The Panel considered the sites at Elsenham and Great Chesterford to be most suitable because of the potential for the use of modes of transport other than the car. The sites at Stebbing, being on the edge of the District were considered to lead to significant car journeys to Braintree and Chelmsford. Easton Park is also reliant on road transport and a second runway at Stansted Airport could have a significant impact.

4.13 Any of these strategic sites could provide the majority, if not all of the Council’s housing requirement.



5 Taking the Assessment Forward (Stages 7d – 8 of methodology)

Stage 7d - Overcoming constraints

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

Stage 8 – Review of the Assessment

- The SHLAA will support the updating of the housing trajectory and the five year supply of specific deliverable sites. A copy of this document is available on the Council's website as background studies.

6 Broad locations and Windfall Sites (stages 9 and 10 of methodology)

Stage 9 – Identify and assess the housing potential of broad locations

- 6.1 Practice Guidance allows for broad locations for development to be considered if the review of the assessment identifies insufficient sites. The findings of the assessment have identified sufficient sites and therefore the assessment has not identified broad locations for development.

Stage 10 – Determine the housing potential of windfall (where justified)

- 6.2 Government advice is that identifying the supply of housing should be based upon specific sites and generalised windfall estimates should be avoided unless justified by local circumstances. Each year the Council sees a proportion of the completed residential units coming from windfall sites ie sites which have not been specifically identified as available in the local plan process. The majority of such sites are through intensification of existing residential areas (eg developing the garden of an existing house), although they do arise from other sources such as subdivision of existing dwellings; redevelopment of existing housing; conversion of commercial buildings; and development of previously developed land. Government advice on determining a realistic windfall allowance is to estimate the housing potential from each likely source of land. Past monitoring of housing completions shows that there is no pattern to the development of such sites which can be extrapolated forward in a sound manner. It is therefore for these reasons that the Council has not identified an allowance for windfall sites as part of the housing supply.



Appendix 1
List of Key Stakeholders for Consultation purposes

Appendix 2
The Council's response to comments received on the methodology

Appendix 3
Panel Terms of Reference and membership

Appendix 4
Site Suitability Appraisal Form

Appendix 5
Availability of Potential Sites form

Appendix 6
Minutes of Panel Meetings

Appendix 7
List and table of sites

Appendix 8
Site appraisal information sheets