

North East Lincolnshire Strategic Housing Land Availability Assessment Methodology

THE NORTH EAST LINCOLNSHIRE EDUCATION TRUST

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Working in partnership

Strategic Housing Land Availability Assessment Methodology

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Section 1 Introduction

Introduction

- 1.1** The Strategic Housing Land Availability Assessment (SHLAA) is an evidence document that the National Planning Policy Framework (NPPF) requires Local Plan-Making Authorities to prepare to provide a clear understanding of potential land supply within their area.
- 1.2** The SHLAA's role is to provide information on the range of sites that are available to meet the Council's future housing requirements, but it is the role of the Local Plan itself to determine which of these sites should be allocated for residential development. This document sets out the approach for the assessment, reflecting the key objectives to:
- Identify sites and broad locations with potential for development.
 - Assess their development potential.
 - Assess their suitability for development and the likelihood of development coming forward (availability and achievability).
- 1.3** The SHLAA gives no planning weight to any sites it includes. The identification of a site in the SHLAA does not mean that it will be granted planning permission or that it will be allocated for development in future Local Plans (not least because, not all sites considered in the SHLAA will be suitable for development); this will be done through the normal plan-making procedures and will involve further public, and stakeholder engagement and consultation prior to the allocation of new sites for development. To this end, the SHLAA will be a key document informing a separate site selection process for allocations in the emerging new Local Plan. Furthermore, sites not included in the SHLAA are not automatically precluded from development in the future
- 1.4** The SHLAA will be undertaken based on the information available at the time of the study being prepared. Circumstances and/or assumptions may change over time which could mean, for example, that sites come forward sooner or later than originally envisaged, or that identified constraints change, or there may be additional constraints which were not identified at the time of the assessment. Any changes will be reflected when the SHLAA is updated, and the assessment/conclusions may be updated accordingly.

Local Context

- 1.5** In 2016 we published a SHLAA that informed the preparation of our current Local Plan, adopted in 2018. Amongst other things, that plan sets out the housing requirements for the Borough through to 2032 and allocates land to meet its requirement of 9,742 homes plus a substantial buffer.
- 1.6** Over the past few years, we have been working to update the evidence base that will inform the preparation of our new Local Plan that will eventually set the framework for the development of the Borough through to the year 2043; a 20-year plan period when taken from its base date of 1 April 2023. On December 12th 2024, Government published a revised NPPF along with a new version of the Standard Method for establishing local housing need. Work is required to determine how the results of the standard method should be translated into a housing requirement taken forward through the Local Plan. This work is separate to the SHLAA.

- 1.7** As well as assessing potential new development sites, the SHLAA will review existing Local Plan allocations (unimplemented) to check that the site is still suitable, available and achievable. This will include assessing if the proposed use is still the most suitable or if there is the potential to change this, or change the mix of proposed uses, through preparation of the new Local Plan.
- 1.8** The role of this document is to set out the methodology that will be applied to the SHLAA. Whilst the approach will seek to build on that undertaken for previous SHLAAs and utilise lessons learnt from the processes of producing them, it will be predominantly based on the guidance outlined in the “Housing and Economic Land Availability Assessment” section of the Planning Policy Guidance (PPG), which identifies the inputs and processes that should be followed by plan-makers in preparing their assessments. This document supersedes the Council’s previous Strategic Housing Land Availability Assessment (SHLAA) methodology (2014).
- 1.9** An assessment of land availability for uses aside from residential is being carried out as part of other pieces of evidence work developed to support the Local Plan. Data and site information from the SHLAA will however be shared with and considered in the preparation of this wider evidence base.

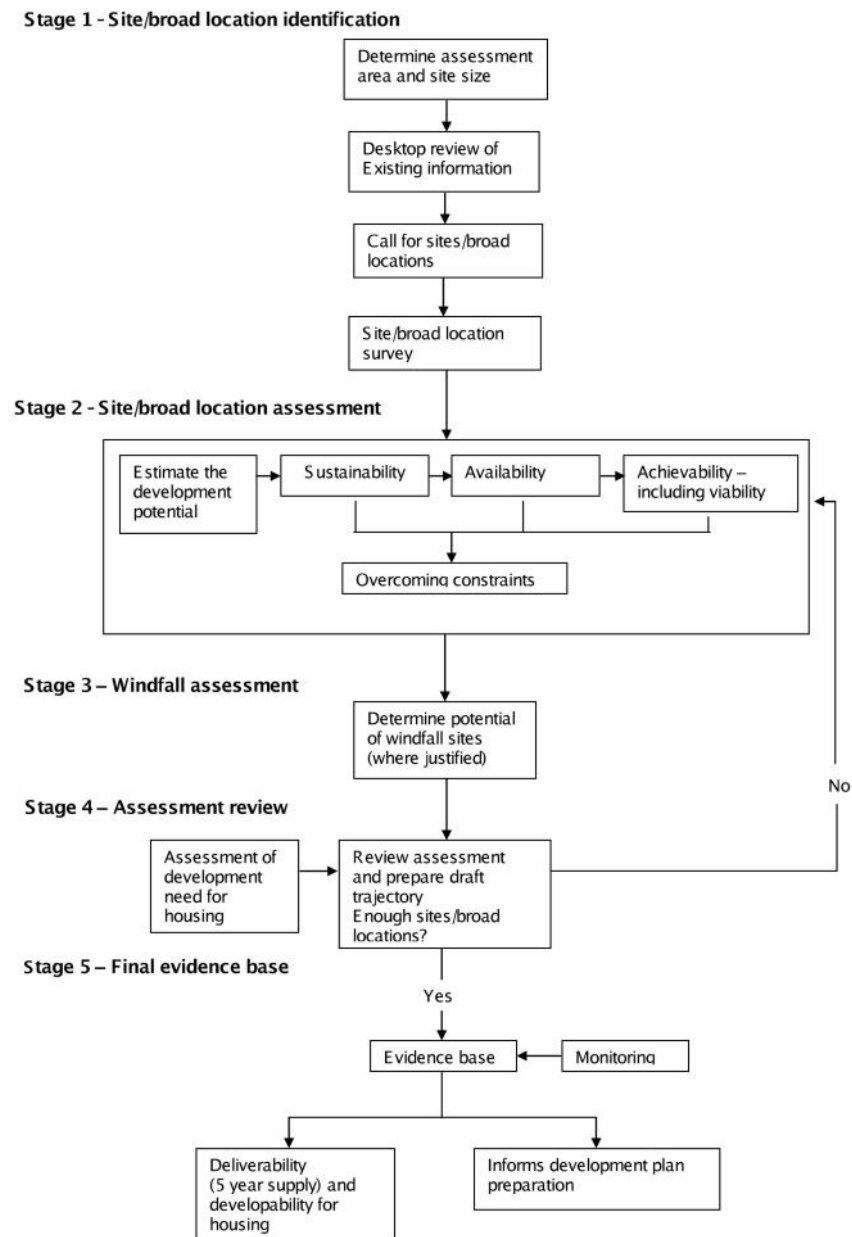


Figure 1.1 SHLAA Methodology Stages

1.10 The following chapters outline how the Council will apply each stage of the methodology.

Section 2 Method Stage 1 - Identification of sites and broad locations

Method – Stage 2: Site/broad location assessment

Geographical coverage

- 2.1** In accordance with the PPG, the area covered by the SHLAA will be the plan-making area, which in this case is the entire Borough area of North East Lincolnshire.
- 2.2** The current Local Plan allocates land to meet its requirements in full, including a substantial buffer for housing supply. The quantitative requirements for housing development over the plan period for the new local plan will be set out in separate pieces of work, with the findings of the SHLAA forming part of the evidence base to outline the options available for meeting our housing needs. The SHLAA will therefore not be constrained by levels of need but will instead review all sites/broad locations to provide a full and complete audit of available land, as required by the PPG.

Site Thresholds

- 2.3** The PPG outlines that plan-makers will need to assess a range of different site sizes from small-scale sites to opportunities for large-scale and, recommends that consideration is given to all sites and broad locations capable of delivering 5 or more dwellings.
- 2.4** Consented sites below this threshold will be accounted for in the council's windfall allowance. Other sites below this threshold may be suitable for residential development but will lie outside the scope of assessment.

Who will be involved

- 2.5** The SHLAA process will incorporate engagement with, and input from, a full range of consultees and key stakeholders at various stages of the process. As a starting point, this version of the methodology will be published for consultation with comments encouraged from interested parties. All comments will be considered and, where appropriate, the methodology amended.
- 2.6** Where necessary, direct correspondence has been and will continue to be undertaken with landowners, developers, housebuilders and agents to ensure site information remains up to date. Other key stakeholders will also assist in the process of assessing the suitability of sites for development. The input of technical consultees in relation to issues such as highways, housing, the environment, flooding and others will ensure that key issues are thoroughly considered for each site.

Identifying Sites/Broad Locations

- 2.7** The PPG outlines that plan-makers need to be proactive in identifying as wide a range of sites and broad locations for development as possible, including those existing sites that could be improved, intensified or changed. To ensure a robust approach is taken, we will:
- Undertake a desktop review of existing data sources and information to both cover sites which are already 'known' and to actively identify new sites.

- Undertake engagement with local ward members, parish and town councils and other departments within the Council (for example Housing and Estates) to identify new sites.
- Carry out a Call for Sites to provide landowners and developers an opportunity to submit their sites.
- Publicise the preparation of the SHLAA.

2.8 Sites will therefore be sourced from:

1. Sites in the Planning Process
 - Sites with unimplemented planning permissions.
 - Existing allocations in the Local Plan (2018) which have not yet obtained planning permission.
 - Land which is no longer required for its allocated use (for example employment sites which could be suitable for housing).
2. Sites not currently within the Planning Process
 - Sites submitted through the Call for Sites or in response to formal local plan consultations.
 - Sites where previous planning applications have been refused or withdrawn.
 - Publicly owned promoted sites.
 - Sites promoted through pre-application discussions.

2.9 Sites with expired consents on non-allocated sites will not automatically be included in the assessment. These sites will only be included where they are actively promoted, and they meet deliverability criteria.

2.10 When identifying broad locations, we will have regard to:

- Planning applications which are under consideration, refused or have been withdrawn.
- Land in the local authority's ownership.
- Surplus and likely to become surplus public sector land.
- Vacant and derelict land and buildings.
- Opportunities for large scale redevelopment and redesign of existing residential areas.
- Sites in rural locations, including sites in and adjoining villages or rural settlements and rural exception sites.
- The potential for urban extensions and new free settlements.

Section 3 Method Stage 2 - Site/broad location assessment

Method – Stage 2: Site/broad location assessment

3.1 Stage 2 involves assessing:

- The development potential of the site.
- Whether the site is 'suitable' for residential use.
- Whether the site is 'available' and 'achievable'.

Estimated development potential

- 3.2** For sites which have an extant planning permission, the number of housing units permitted on the site will be used for the purposes of the assessment, unless we are aware that the permission will not be implemented. In this case, the development potential of the site will be re-assessed, with the amount of development that has been previously permitted on the site considered.
- 3.3** For other sites the development capacity will be estimated where this information has not been provided by the land promoter, or the information provided is considered inaccurate or inconsistent with other sites with similar characteristics. A density of 35 dwellings per hectare will be the general starting point, but it is recognised that the true potential of individual sites will be determined through a detailed site assessment which considers a number of other factors including, for example, the potential for high density development to be delivered in locations with good accessibility to facilities, that are well served by public transport, and where it can be accommodated by existing or improved infrastructure. For any sites that progress to an allocation in the new local plan, a more detailed assessment of capacity will be required to inform the site allocation.
- 3.4** Assumptions will also be applied to the developable area of sites of different sizes and locations based on our review of recently completed schemes and including the relatively new requirement to deliver biodiversity net gain. Sites at the edge of settlements typically require more landscaping around boundaries that interface open fields and countryside beyond, and this often reduces the developable area. These assumptions are shown in the table below and apply to sites in all but the Rural Area Spatial Zone.

Site size (ha)	Developable area
<2	95%
2 to 5	80%
>5 (within settlement)	80%
>5 (edge of settlement)	75%

Table 3.1 Developable area assumptions

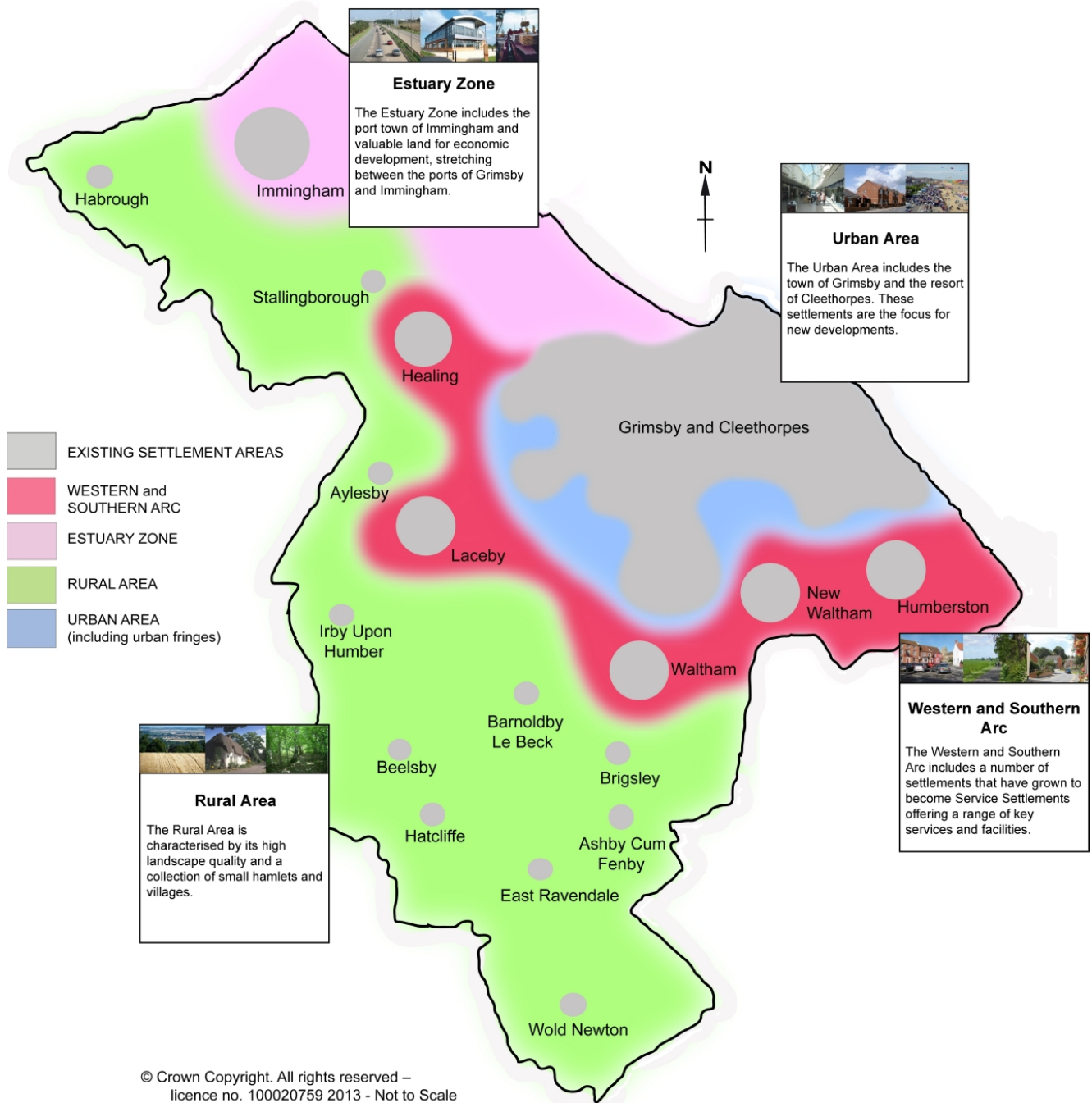


Figure 3.1 Spatial Zones

Assessing suitability

- 3.5** The PPG outlines that a site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. For sites with extant planning permissions or which are allocated in the current Local Plan it is considered that these have been previously assessed in terms of their suitability for development and do not require another evaluation.
- 3.6** All other sites will first be considered against the following constraints:

- In accordance with the Council's agreed approach with the Environment Agency¹ any greenfield site at risk of flooding will be deemed unsuitable.
- Sites falling within an 'advise against development' consultation zone determined by the Health and Safety Executive (Planning Advice for Developments Near Hazardous Installations) will also be deemed unsuitable. In cases where the consultation zone encroaches only part of the site a judgement will be made on whether the site can be considered with a reduced developable area.

3.7 Sites that are unconstrained by the above will then be assessed in more detail with input from other council departments, and specialist consultees on potential constraints – these include matters of highways, conservation and archaeology, ecology and landscape. Identified issues will be outlined in the final assessment of each site for consideration at a later stage of the plan-making process unless they are a fundamental constraint that cannot be overcome (for example, there is no suitable means of accessing the site), in which case the site will be considered unsuitable.

3.8 Where a constraint or limitation has been identified but there is reasonable evidence of how it could be overcome, or the constraint does not completely rule out all development on the site at some stage, these sites will be fully assessed and the constraints alongside potential mitigation measures will be recorded. The assessment of development potential of the site will also take account of this.

3.9 The assessment of suitability will have regard to existing Local Plan policy constraints however, these will not result in a site being deemed unsuitable on its own, unless other considerations would also lead to the conclusion that the site is unsuitable. These policy constraints will be recorded, along with commentary on how constraints might be overcome or mitigated through the new Local Plan process.

3.10 During the preparation of the new Local Plan, the SHLAA may be further updated to allow the suitability assessment of each site to reflect emerging development strategy and policies of the new plan.

Assessment availability

3.11 The PPG advises that a site can be considered available for development, when, on the best information available (confirmed by the call for sites and information from landowners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.

3.12 For the purposes of this SHLAA, we will take the following approach to assessing availability:

- For sites which have an extant planning permission or allocation, the site will be deemed to be available unless we have information to suggest otherwise. Information gathered through our monitoring processes will be utilised and, where necessary, we will contact the landowners/developers to clarify areas of uncertainty.

¹ NELC Flood Risk Sequential and Exception Test Guidance Note (2023 update) and accompanying Memorandum of Understanding.

- For sites put forward through the Call for Sites, whereby a completed and signed form/submission is submitted, the site will be deemed to be available. Where we become aware of issues such as ransom strips, existing tenancies or continued existing use of the site, which could affect when a site may be available, further information will be sought from the landowner/developer and this will be used to supplement the assessment of availability.
- If sites have been identified through other means, such as through refused planning applications, engagement with town and parish councils or aerial photography, efforts will be made to identify landowners and contact them to seek their views on the potential availability of the site for development and, where possible obtain a completed Call for Sites submission. Where it is not possible to identify or contact owners, a reasoned judgement will be made as to the likelihood of development coming forward on individual sites and therefore whether the site should be deemed available or not.

3.13 Any sites which are not deemed to be available for development to commence before 2043 will be outlined in the SHLAA report as unavailable along with a reason for this judgement.

Assessing achievability

3.14 As set out in the PPG, a site is considered achievable for development where there is a reasonable prospect that the site will be developed at a particular point in time. This is essentially a judgement about the economic viability of the site, and the capacity of the developer to complete and let or sell the development over a certain period.

3.15 For the purposes of this SHLAA, we will take the following approach to assessing achievability:

- For sites which are under construction, have an extant planning permission or which are allocated, the site will be deemed to be achievable unless we have information indicating otherwise.
- For sites put forward through the Call for Sites, information submitted as part of that process relating to site viability will be assessed and used to inform the consideration of achievability, in combination with any available, relevant conclusions from the updated Viability Study (being prepared to inform the new local plan) and its consideration of the housing market value areas established in the adopted plan. If there is a reasonable prospect that the site will be developed at a particular point in time it will be deemed achievable.
- Where sites have been identified through other means efforts will be made to identify landowners and contact them to seek their views on the potential achievability of the site, and where possible, obtain a completed Call for Sites submission. Where it is not possible to identify or contact owners, a reasoned judgement will be made as to the achievability of the site. Findings from the Local Plan Viability Study will also be used to inform the assessment of achievability.

Assessment of timetable and rate of development

- 3.16** As set out in the PPG, information on suitability, availability, achievability and constraints can be used to assess the timescale within which each site is capable of development. For residential developments, this may include indicative lead-in times and build-out rates for the development of different scales of sites. On the largest sites allowance will be made for several developers to be involved. Information provided by developers and agents will be important in assessing lead-in times and build-out rates by year and we will also utilise our most up to date assumptions on lead-in times and build-out rates as reviewed on an annual basis as part of the five year land supply assessment.
- 3.17** For the purposes of the SHLAA, each site will be determined to be either Deliverable (can be built-out within five years), Developable (can be built out at a later stage in the plan period) or Undeliverable (cannot come forward during the plan period as the site is one or more of unsuitable, unavailable or unachievable).

Section 4 Method Stage 3 - Windfall assessment

Method – Stage 3: Windfall Assessment

- 4.1** The PPG advises that an allowance for windfall may be justified in the anticipated supply if there is compelling evidence based on past delivery rates and expected future trends. The SHLAA will assess the nature of previous windfall development and completion rates on windfall sites and come to a judgement as to whether there are genuine local circumstances to justify a windfall allowance and what this allowance should be. Care will be taken to avoid duplication with sites already identified. Consideration will be given to whether historic windfall rates are likely to continue in the future.

Section 5 Method Stage 4 - Assessment review

Method - Stage 4: Assessment review

- 5.1** Once the sites and broad locations have been assessed, the development potential of all sites will be collated to produce an indicative trajectory.
- 5.2** The review of the assessment will also look at those sites where current Local Plan policy constraints have been identified in relation to:
- Policy 5, Development Boundaries.
 - Policy 19, Rural Exceptions.
 - Policy 40, Developing a Green Infrastructure Network.
 - Policy 42, Landscape.
- 5.3** The Council's intention to introduce a Green Wedge policy will also inform this stage of the assessment. However, sites will not automatically be ruled unsuitable if there is a policy conflict in this regard as the boundaries for the green wedges have yet to be established and need to be assessed in the balance of the plan's housing requirement, which is also yet to be determined.
- 5.4** Where a site is judged to be available and suitable, but falls within an area of identified constraint, no judgement will be made about the level of harm that development in this location might have on landscape and/or settlement coalescence matters. These are considerations that will be form part of the site selection work.
- 5.5** If it is concluded that there are insufficient sites/broad locations to meet objectively assessed needs, including the identified local housing need, the assessment will need to be revisited in the first instance. This may include carrying out a further Call for Sites or reviewing assumptions about the development potential of particular sites to ensure these make the most efficient use of land. This may include applying a range of densities that reflect the potential of different areas.
- 5.6** In accordance with the PPG, if insufficient land remains, it would be necessary to investigate how this shortfall could best be planned for in accordance with the duty to cooperate. If needs could not be met following that process, the Council would have to demonstrate why as part of the plan examination.

Section 6 Method Stage 5 - Final evidence base

Method – Stage 5: Final Evidence Base

- 6.1** The outputs of the assessment will be:
- A set of tables listing all sites considered and summarising their assessment conclusions.
 - The assessment of each site will include:
 - Where they have been discounted, - evidence justifying reasons given.
 - Where they are considered suitable, available and achievable - the quantity of development and details of how any barriers to delivery could be overcome and when.
- 6.2** The SHLAA forms part of the evidence base for the new Local Plan. It will be a key document informing a further site selection process for allocations carried out through the Sustainability Appraisal to meet the identified needs for the plan in line with its vision and objectives. The SHLAA may need to be reviewed during the plan preparation process as new information becomes available.

Appendix A Assessment questionnaire

A.0.1 The following tables set out the questions that will be used by the assessment partners to assess the suitability, availability and achievability of potential housing sites.

A.1 Is the site suitable

Statement 1

Is the site suitable?

The following questions are designed to identify if a site is suitable for housing development. The initial size question is simply to ascertain whether a site should be assessed further as sites below this threshold will not be considered further (link to section 3?).

Question	Yes	No	Maybe	Comments
SU1 - Is the site greater than 0.4ha? (Sites of less than 0.4ha will be considered only where it is demonstrated that they are capable of delivering ten or more dwellings through the granting of planning permission)			N/A	
SU2(a) Within which of the following flood risk areas is the site located? i. SFRA Flood zone 1 ii. SFRA Flood zone2/3a			N/A	
SU2(b) - For sites located within SFRA Flood zone 2/3a, please indicate the degree of flood hazard? (Please refer to the Breach Hazard Maps presented in the current Strategic Flood Risk Assessment) i. Negligible (Hazard rating = 0) ii. Low (Hazard rating = 0 to 0.75) iii. Moderate (Hazard rating = 0.75 to 1.25) iv. Severe (Hazard rating = 1.25 to 2) v. Extreme (Hazard rating = >2) vi. Undefined (No level 2 assessment)			N/A	
SU2(c) - Is the site at risk of flooding from surface water? Please indicate the degree of risk? (Please refer to the Environment Agency's Risk of Flooding from Surface Water map) i. Very low ii. Low			N/A	

Question	Yes	No	Maybe	Comments
iii. Medium iv. High				
SU3 - Is the site located within an existing settlement or development area?				
SU4 - Would development of the site be precluded by its location within a defined Health and Safety Executive Major Hazard Consultation Zone?				
SU5 - Would the development of the site have an adverse impact on the significance of designated heritage assets or nationally important archaeological sites or their setting?				
SU6 - Would the development of the site have an adverse impact on the significance of non-designated historic sites, structures, buildings, or other features of archaeological or historical interest?				
SU7 - Could the development of a site within a conservation area or within the setting or heritage assets enhance or better reveal their significance?				
SU8 - Would the development of the site be likely to have a significant adverse effect on the integrity of any of the following? i. Site of Special Scientific Interest of the Humber Estuary ii. Special Protection Area iii. Special Area of Conservation iv. A Local Wildlife Site v. An important population of a particular protected species within an important wildlife habitat vi. A Local Geological Sites vii. An important natural landscape or vista (for example Strategic Gap)				
SU9 - Is the site within the Lincolnshire Wolds Area of Outstanding Natural Beauty?				
SU10 - Are there any playing fields which will be lost or adversely affected? (Please refer to the 2011 Playing Pitch Strategy)				

Question	Yes	No	Maybe	Comments
SU11 - Would the development of the site be adversely affected by any existing or proposed 'bad neighbour' development(s)? (For example: development such as intensive livestock units, sewage treatment works, heavy industry etc.)				(If so, please give details of any known or required mitigation)
SU12 - Would any known physical or geological constraints prevent development of the site?				
SU13 - Is the site identified as Best and Most Versatile Agricultural Land?			N/A	
SU14 - Would development of the site sterilise a mineral resource?				
SU15 - Is the site accessible to 'essential services' by public transport, walking and cycling? (For example Employment, Health, Education, Leisure and Shopping)				(To be judged via modelling)

Table A.1 Site suitability assessment questions

Question reference	Site size	Yes	No	Comments
SU1	Is the site greater than 0.4ha (Sites of less than 0.4ha will be considered only where it is demonstrated that they are capable of delivering ten or more dwellings through the granting of planning permission)			(

Table A.2 Area of site

Question reference	Flood risk	Yes	No	Comments
SU2a	Within which of the following flood risk areas is the site located? (Please refer to the Flood Zone Maps presented in the 2022 Strategic Flood Risk Assessment) i. SFRA Flood zone 1 ii. SFRA Flood zone 2/3a			
SU2b	For sites located within SFRA Flood zone 2/3a, please indicate the degree of flood hazard			

Question reference	Flood risk	Yes	No	Comments
	<p>(Please refer to the Breach Hazard Maps presented in the current Strategic Flood Risk Assessment)</p> <ul style="list-style-type: none"> i. Negligible (Hazard rating = 0) ii. Low (Hazard rating = 0 to 0.75) iii. Moderate (Hazard rating = 0.75 to 1.25) iv. Severe (Hazard rating = 1.25 to 2) v. Extreme (Hazard rating = >2) vi. Undefined (No level 2 assessment) 			
SU2c	<p>Is the site at risk of flooding from surface water? Please indicate the degree of risk?</p> <p>(Please refer to the Environment Agency's Risk of Flooding from Surface Water map)</p> <ul style="list-style-type: none"> i. Very low ii. Low iii. Medium iv. High 			

Table A.3 Question about flood risk

Question reference	Questions about location and potential impacts or enhancement	Yes	No	Maybe	Comments
SU3	Is the site located within an existing settlement or development area?			N/A	
SU4	Would development of the site be precluded by its location within a defined Health and Safety Executive Major Hazard Consultation Zone?				
SU5	Would the development of the site have an adverse impact on the significance of designated heritage assets or nationally important archaeological sites or their setting?				
SU6	Would the development of the site have an adverse impact on the significance of non-designated historic sites, structures, buildings, or other features of archaeological or historical interest?				

Question reference	Questions about location and potential impacts or enhancement	Yes	No	Maybe	Comments
SU7	Could the development of a site within a conservation area or within the setting or heritage assets enhance or better reveal their significance?				

Table A.4 Location, enhancement and impact questions

Question reference	SU8 - Would development of the site be likely to have a significant adverse affect on the integrity of any of the following?	Yes	No	Comments
SU8a	Site of Special Scientific Interest of the Humber Estuary			
SU8b	Special Protection Area			
SU8c	Special Area of Conservation			
SU8d	A Local Wildlife Site			
SU8e	An important population of a particular protected species within an important wildlife habitat			
SU8f	A Local Geological Sites			
SU8g	An important natural landscape or vista (for example Strategic Gap)			

Table A.5 Questions about adverse effect

Question reference	Questions about location, neighbours, resources and potential loss of use	Yes	No	Maybe	Comments
SU9	Is the site within the Lincolnshire Wolds Area of Outstanding Natural Beauty?				
SU10	Are there any playing fields which will be lost or adversely affected? (Please refer to the 2011 Playing Pitch Strategy)				
SU11	Would the development of the site be adversely affected by any existing or proposed 'bad neighbour' development(s)? (For example: development such as intensive livestock units, sewage treatment works, heavy industry etc.)				(If so, please give details of any known or required mitigation)

Question reference	Questions about location, neighbours, resources and potential loss of use	Yes	No	Maybe	Comments
SU12	Would any known physical or geological constraints prevent development of the site?				
SU13	Is the site identified as Best and Most Versatile Agricultural Land?			N/A	
SU14	Would development of the site sterilise a mineral resource?				
SU15	Is the site accessible to 'essential services' by public transport, walking and cycling? (For example Employment, Health, Education, Leisure and Shopping)				(To be judged via modelling)

Table A.6 Location, resources and loss of use

A.2 Is the site available

Statement 2

Is the site suitable

These questions are designed to establish if a site is immediately available and, if not, when it could realistically be considered to become available and contribute towards the housing supply.

Question reference	AV1 - Questions relating to the sites planning status	Yes	No	Comments
AV1a	Does the site benefit from an extant planning permission, or is there a current planning application being considered by the Council?			(If so, please give the relevant application reference numbers)
AV1b	Has the planning application been made by a person who does not have an interest in the land?			

Table A.7 Planning status questions

Question reference	AV2 - Ownership	Yes	No	Comments
AV2a	Is the site owned?			

Question reference	AV2 - Ownership	Yes	No	Comments
	i. publicly ii. privately iii. both iv. in multiple ownership			
AV2b	If the site is in multiple ownership is the following in place? i. formal agreement ii. informal agreement			

Table A.8 Questions about the sites ownership

Question reference	AV3 - Is there an intention to develop?	Yes	No	Comments
AV3a	Have the owner(s) expressed an intention to develop the site?			
AV3b	Is the site owned by a developer?			
AV3c	Is the site under option to a developer?			
AV3d	If no, is there an informal agreement?			
AV3e	Is the site being marketed?			
AV3f	Have enquiries been received?			

Table A.9 Intention to develop questions

Question reference	Questions about legal constraints	Yes	No	Comments
AV4	Are there any legal constraints? (For example, ransom strip, restrictive covenant, ownership)			(Please provide details)

Table A.10 Legal constraint questions

Question reference	AV5 - If the site includes any education land when will the land be formally declared surplus to educational requirements within the SHLAA period?	Yes	No	Comments
AV5a	Already declared			
AV5b	0 to 5 years			

Question reference	AV5 - If the site includes any education land when will the land be formally declared surplus to educational requirements within the SHLAA period?	Yes	No	Comments
AV5c	6 to 10 years			
AV5d	11 to 15 years			
AV5e	Beyond 15 years			

Table A.11 Surplus education land questions

A.3 Is the site achievable

Statement 3

Is the site achievable?

These questions are designed to establish if there are any barriers to development and how onerous those barriers may be in time and financial terms. This will inform decisions on viability, timing and potential housing supply.

Question reference	AC1 - Are any of the following constraints applicable to the site?	Yes	No	Comments
AC1a	Contamination			
AC1b	Adverse ground conditions			
AC1c	Demolition			

Table A.12 Questions about constraints

Question reference	Public rights of way	Yes	No	Comments
AC2	Would any Public Right of Way or Definitive Footpath be affected by development of the site?			

Table A.13 Public right of way questions

Question reference	AC3 - Are there any infrastructure or other constraints relating to:	Yes	No	Comments
AC3a	The supply of drinking water			(Where possible constraints are identified please give an indication)

Question reference	AC3 - Are there any infrastructure or other constraints relating to:	Yes	No	Comments
				of budget costs, timescales to resolve, or easements required)
AC3b	Foul drainage networks			
AC3c	Wastewater treatment works			
AC3d	Surface water drainage			
AC3e	Energy supply or diversions			
AC3f	Highways infrastructure provision			
AC3g	Highway access provision			

Table A.14 Infrastructure questions

Question reference	AC4 - Would development of the site have a significantly adverse affect on the current capacity of existing?	Yes	No	Comments
AC4a	Primary schools			
AC4b	Secondary schools			
AC4c	Primary care health services			

Table A.15 Current capacity questions

Question reference	AC5 - Would development of the site involve the loss of any of the following?	Yes	No	Comments
AC5a	Non-statutorily protected trees			
AC5b	Hedges or woodland			
AC5c	Tree Preservation Order or protected Arboriculture			

Table A.16 Questions about trees and woodlands

Question reference	Heritage assets	Yes	No	Comments
AC6	Does the site incorporate or impact on the setting (negatively or positively) of designated or non designated heritage assets?			

Table A.17

Question reference	AC7 - Approximately when would you anticipate a planning application being submitted?	Yes	No	Comments
AC7a	Within 12 months			
AC7b	Within 2 years			
AC7c	More than 2 years			

Table A.18 Questions about the timing of planning application submission

Question reference	AC8 - Approximately how soon after the grant of planning permission would development commence? (For example, the first foundations)	Yes	No	Comments
AC8a	Within 12 months			(Please give details of the works required)
AC8b	Within 2 years			
AC8c	More than 2 years			

Table A.19 Questions about development start

Question reference	AC9 - Is the site located in an area considered to be in an area of:	Yes	No	Comments
AC9a	High value			(See Figure 13.3 Housing market area in the 2018 adopted Local Plan)
AC9b	Medium value			
AC9c	Low value			

Table A.20 Questions about value areas

Question reference	Developable area, density and commercial viability	Yes	No	Comments
AC10	Is the assumed developable area considered to be generally appropriate? (Please refer to Table 3.1 Developable area assumptions)			(If not, please provide reasons and suggest an alternative with reasons)

Question reference	Developable area, density and commercial viability	Yes	No	Comments
AC11	Is the assumed density considered to be generally appropriate? (A density of 35 dwelling per hectare will be the general starting point, see Section 3 Method Stage 2 - Site/broad location assessment)			(If not, please provide reasons and suggest an alternative with reasons)
AC12	Having regard to constraints affecting the site is it considered commercially viable for residential development?			(If not, please provide reasons and suggest an alternative with reasons)

Table A.21 Developable area, density and commercial viability questions

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