

Strategic Housing Land Availability Assessment - 2016 Update

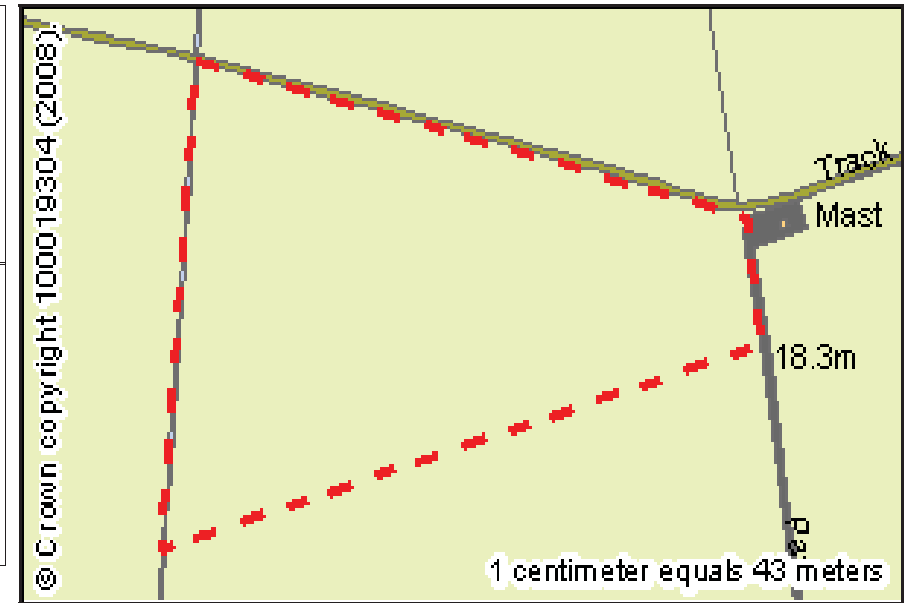
Site ID:
Address:
Township:
Existing Use:
Capacity Source:

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="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="5"/>
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="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="15"/>
Suitability Score:	<input type="text" value="30"/>		

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



Site Survey Comments: GB. No access to site, unless K0247 developed. Part of site falls within flood zone 3 but this is not considered to fall within net developable area. Remote from sewerage network.

Conclusion: The site falls within the Green Belt and has been excluded from the housing supply.

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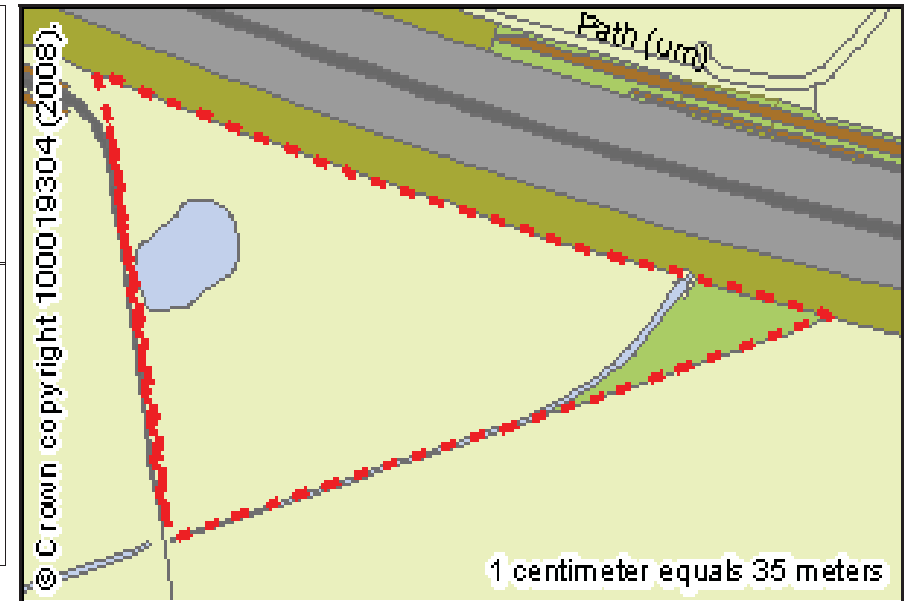
Site ID:
Address:
Township:
Existing Use:
Capacity Source:

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="0"/>	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="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="5"/>
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="13"/>
Suitability Score:	<input type="text" value="18"/>		

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



Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

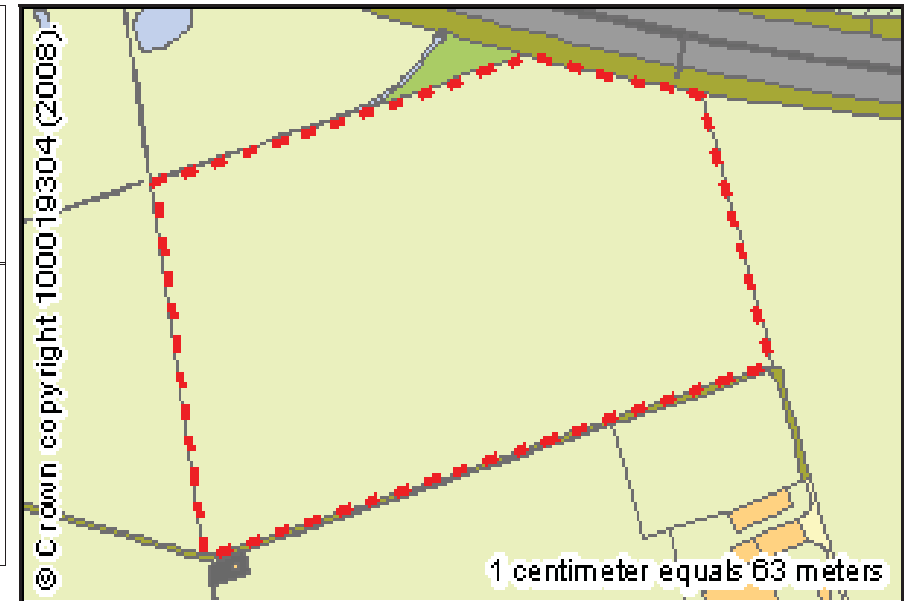
Density:

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="0"/>	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="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="5"/>
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="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="15"/>
Suitability Score:	<input type="text" value="22"/>		



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

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

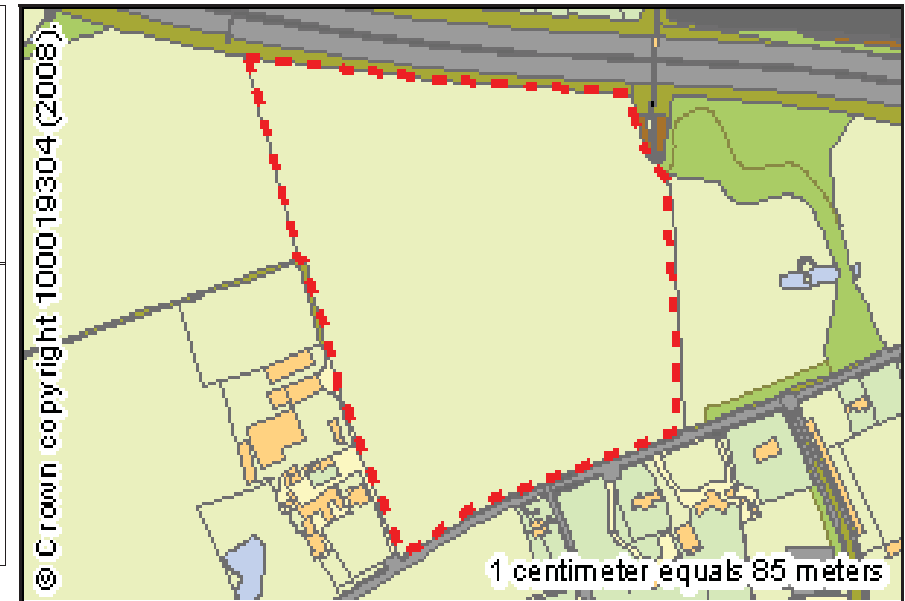
Density:

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="0"/>	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="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="5"/>
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="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="15"/>
Suitability Score:	<input type="text" value="30"/>		



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

Site Survey Comments:

Conclusion:

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Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

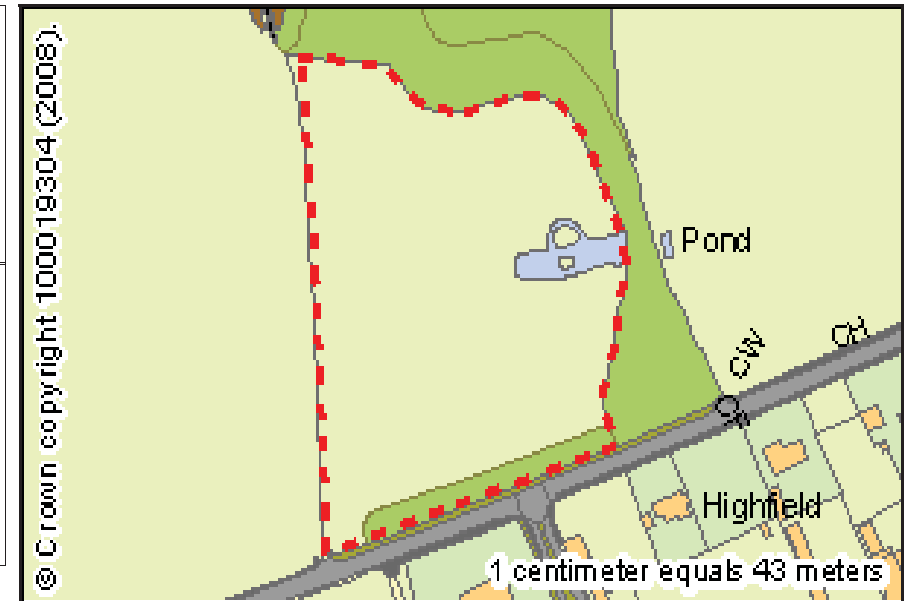
Yield:

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="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="5"/>
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="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="15"/>
Suitability Score:	<input type="text" value="34"/>		

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



Site Survey Comments:

Conclusion:

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Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

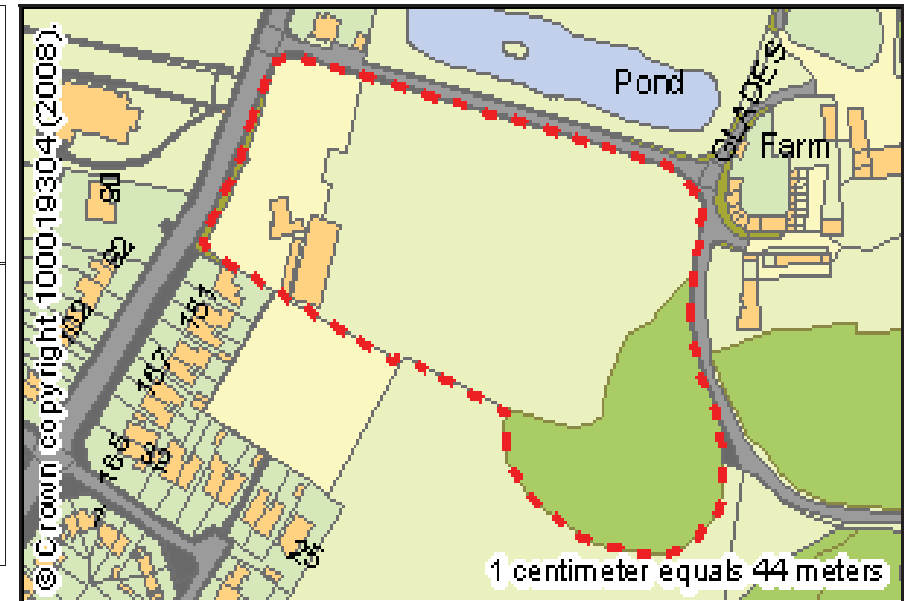
Yield:

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="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="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="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="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="15"/>
Suitability Score:	<input type="text" value="33"/>		

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



Site Survey Comments: Former garden centre - now vacant. Part brownfield. Possible issues with ground conditions/contamination. Extent of these unknown. Sewer capacity issues. Possibly affected by Knowsley Runcom fault. The site is part of the South Whiston SUE.

Conclusion: The site falls within the South Whiston SUE and has been excluded from the housing supply to avoid duplication.

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Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

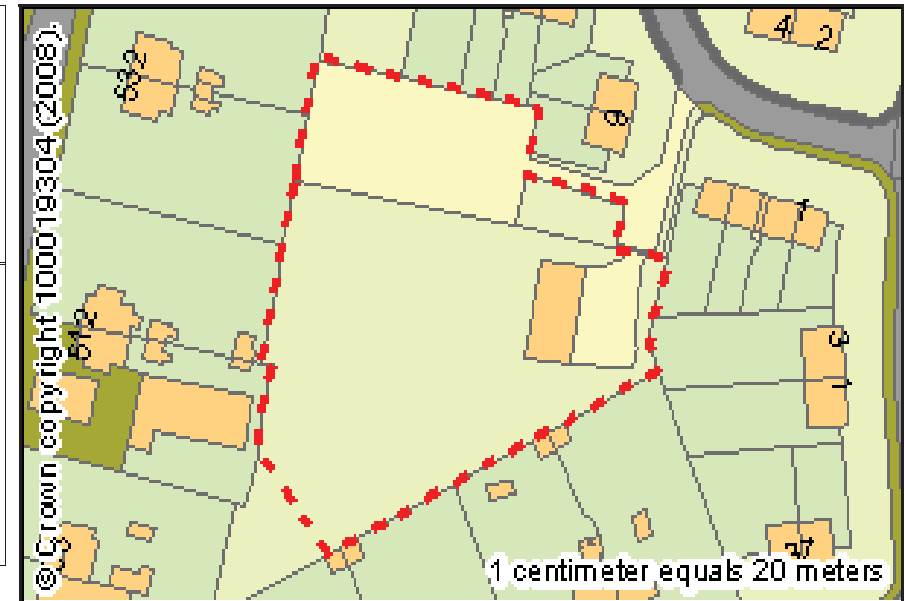
Density:

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: 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 amenity value. Accordingly, this site has been excluded from the SHLAA supply.

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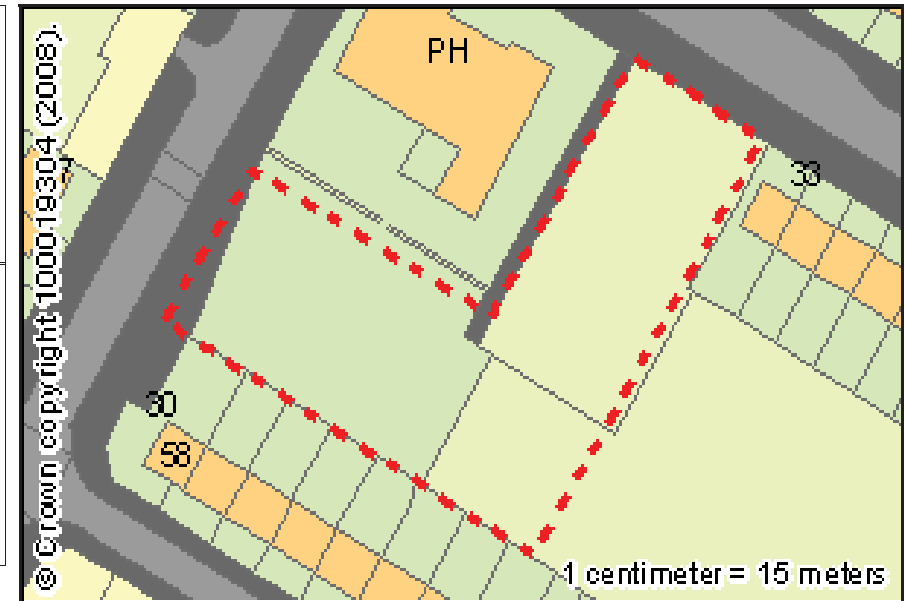


Site ID:
Address:
Township:
Existing Use:
Capacity Source:

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="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:
Site Visited:
Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2016 Update

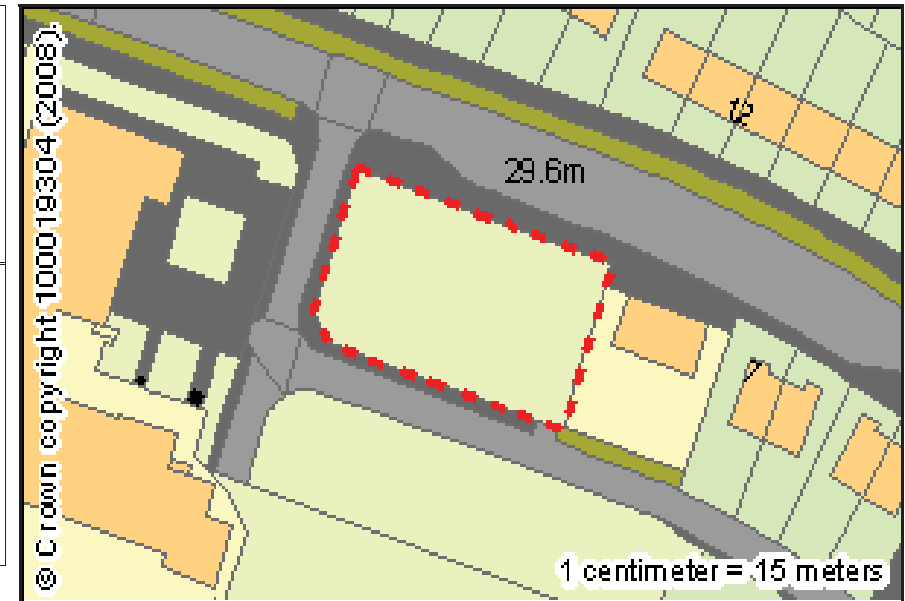


Site ID:
Address:
Township:
Existing Use:
Capacity Source:

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:

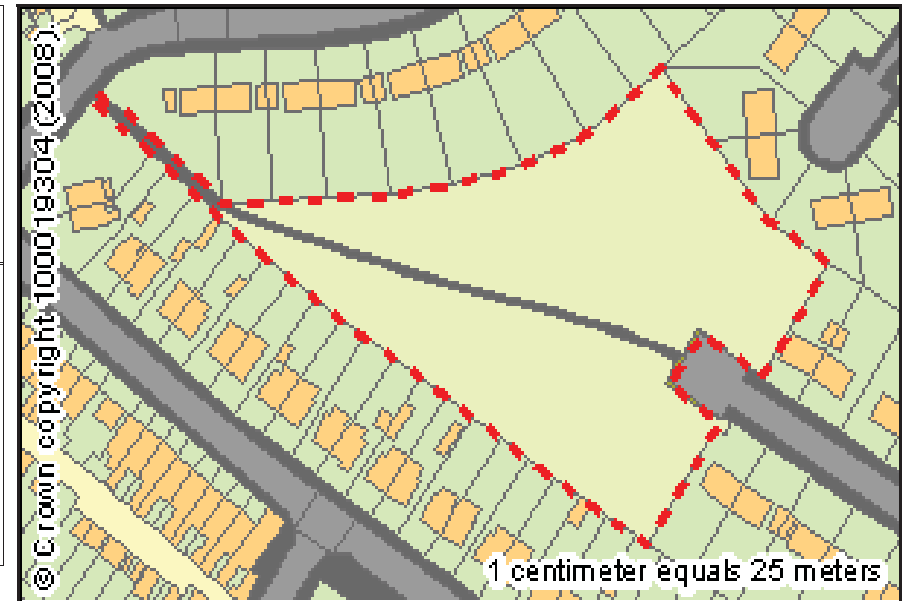
Strategic Housing Land Availability Assessment - 2016 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:

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:
Site Visited:
Keep Site in SHLAA?:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

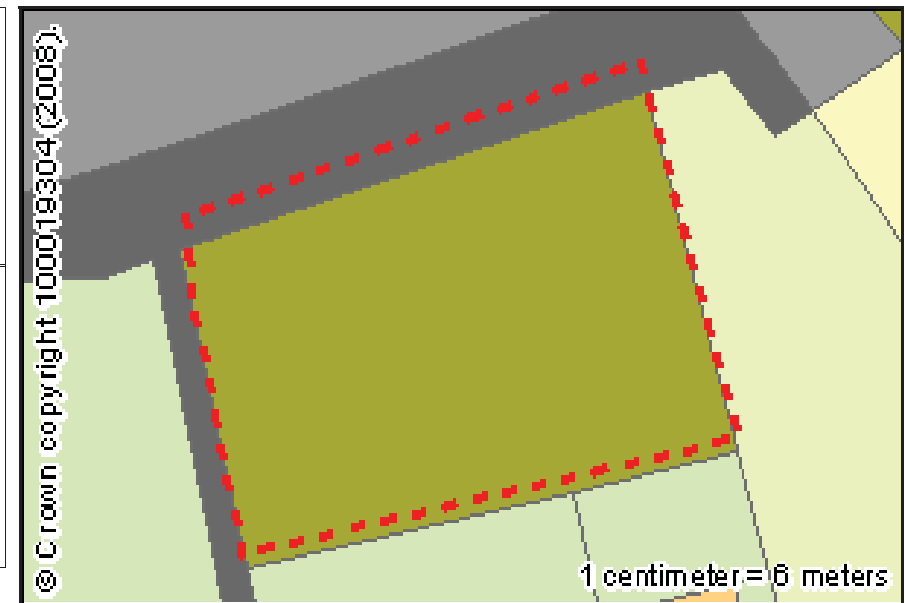
Density:

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: Site Visited: Keep Site in SHLAA?:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2016 Update

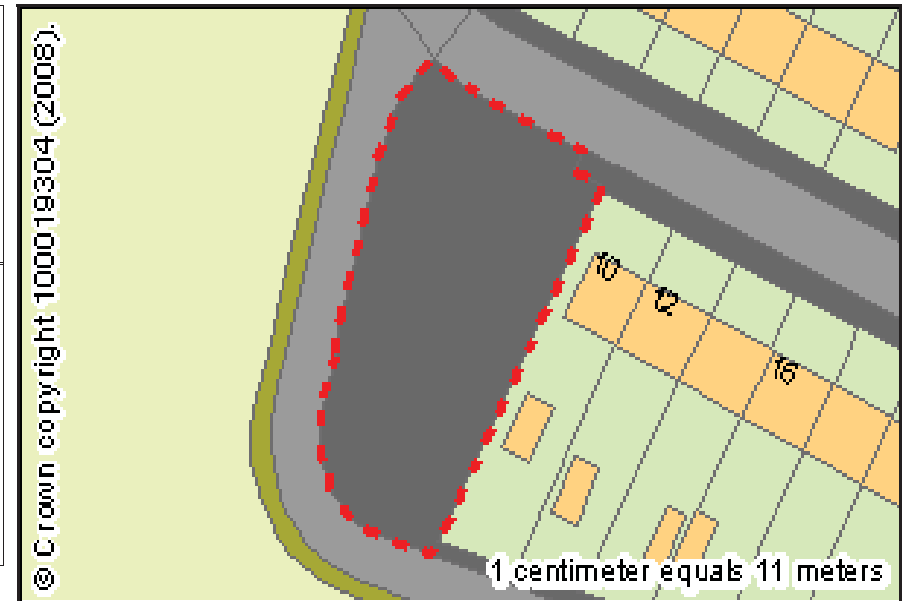


Site ID:
Address:
Township:
Existing Use:
Capacity Source:

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:
Site Visited:
Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

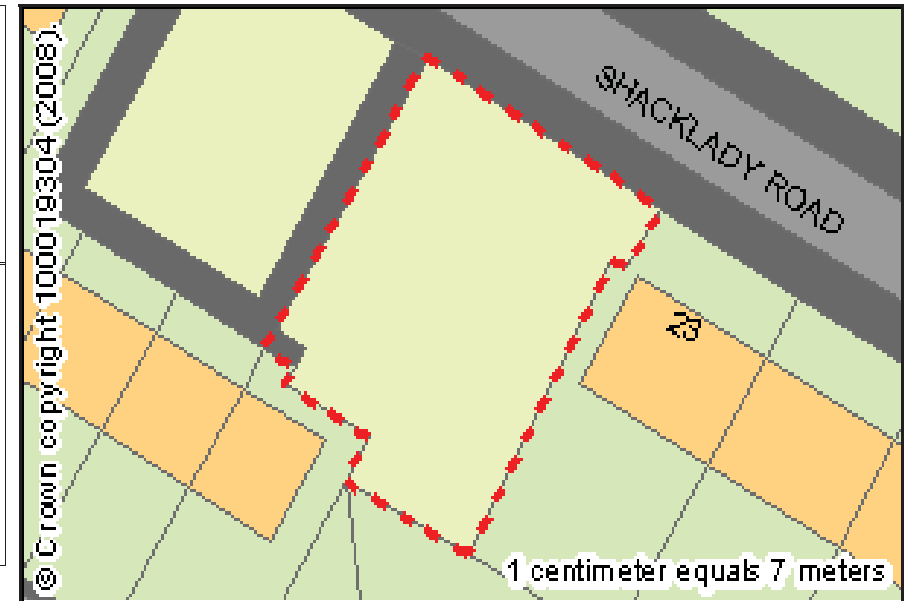
Yield:

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: Residential demolition site. Possible access issues to neighbouring properties - housing to left and right of site. Council owned land.

Conclusion: Insufficient net developable area. Removed from SHLAA supply.

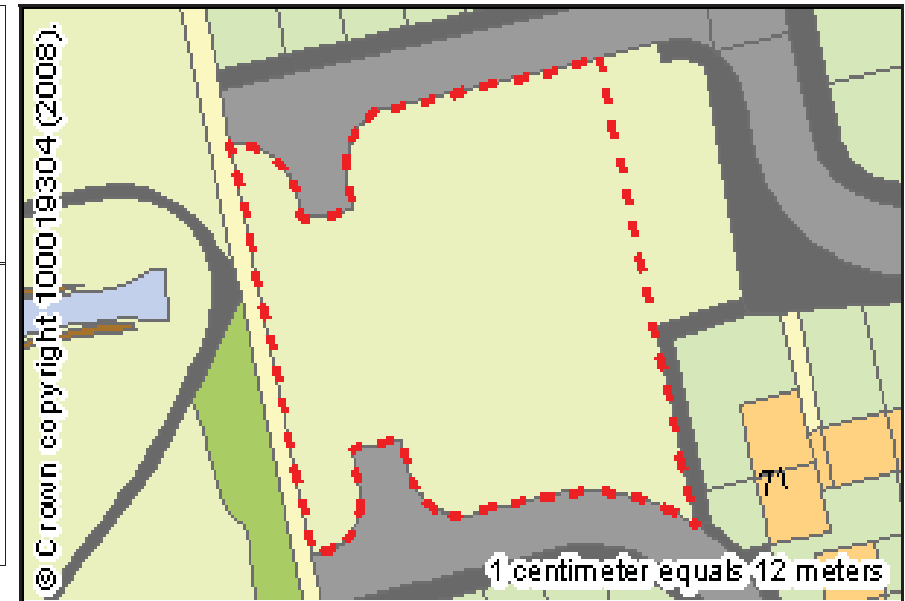
Strategic Housing Land Availability Assessment - 2016 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:

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 type="checkbox"/>	



Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2016 Update



Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

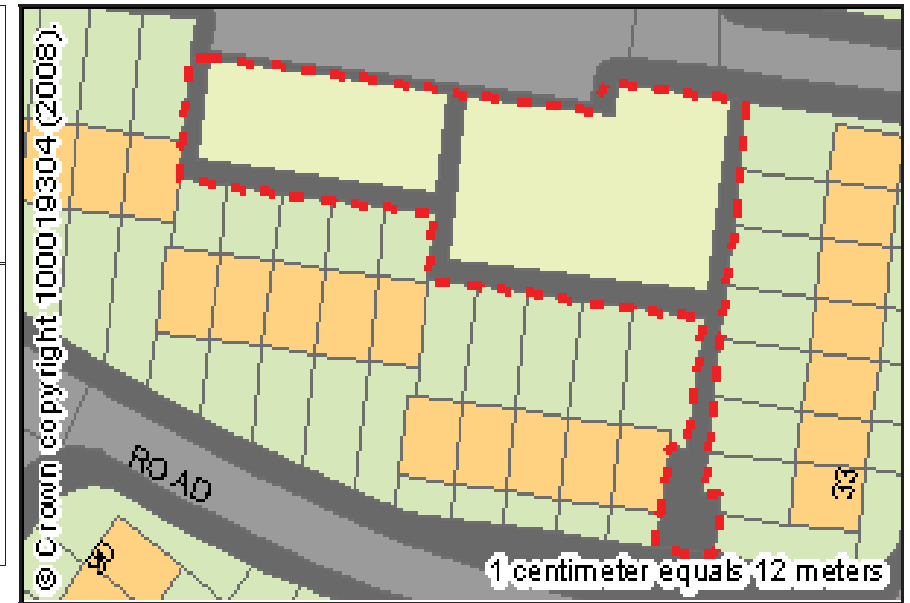
Density:

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: Site Visited: Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

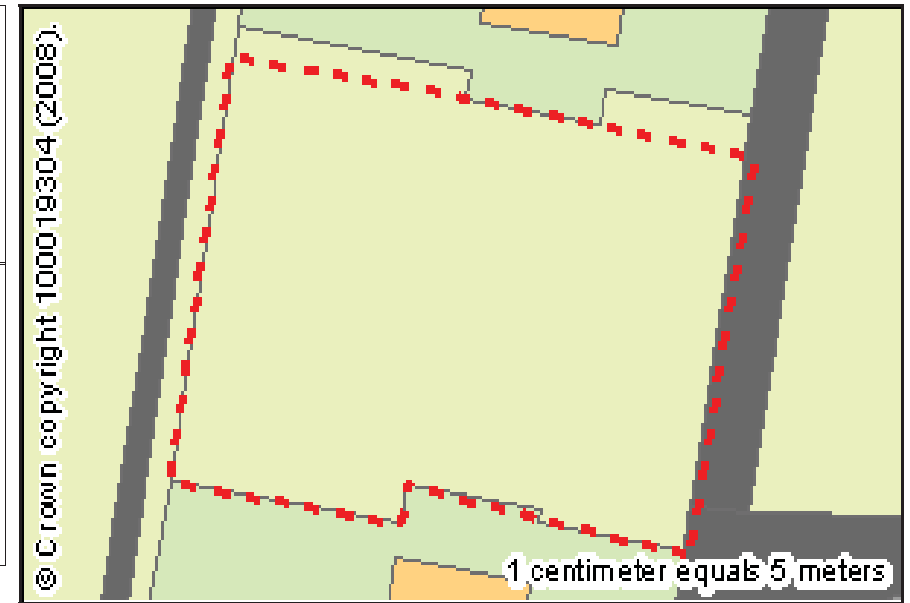
Strategic Housing Land Availability Assessment - 2016 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:

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="0"/> 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="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:

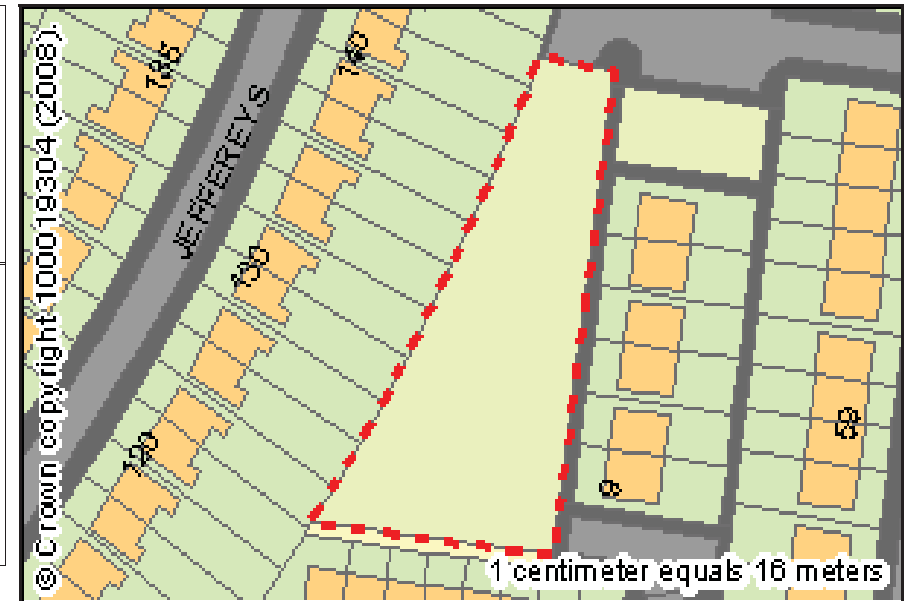
Strategic Housing Land Availability Assessment - 2016 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:

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="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="46"/>	Total Survey Score: <input type="text" value="89"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Site Survey Comments:

Conclusion:

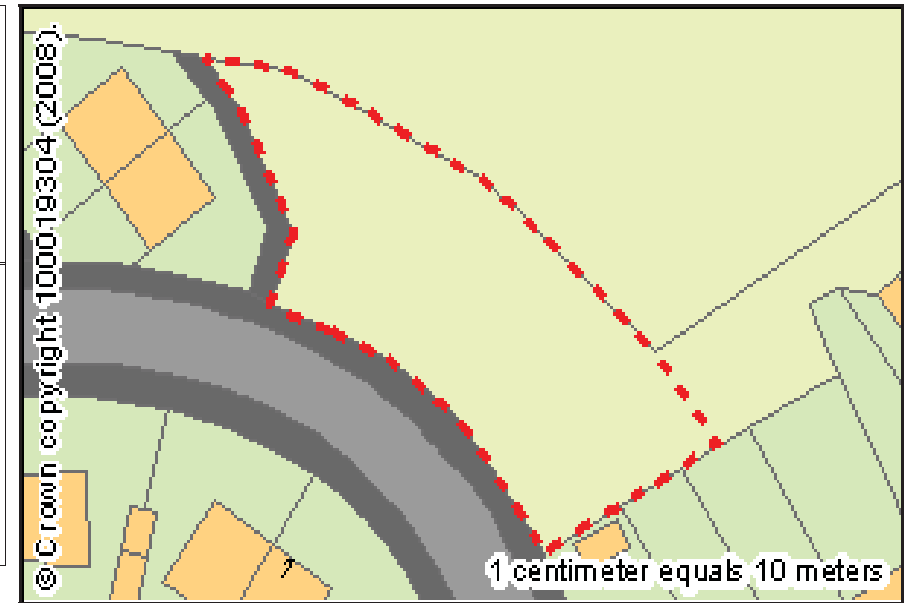
Strategic Housing Land Availability Assessment - 2016 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:

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 type="checkbox"/>	



Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

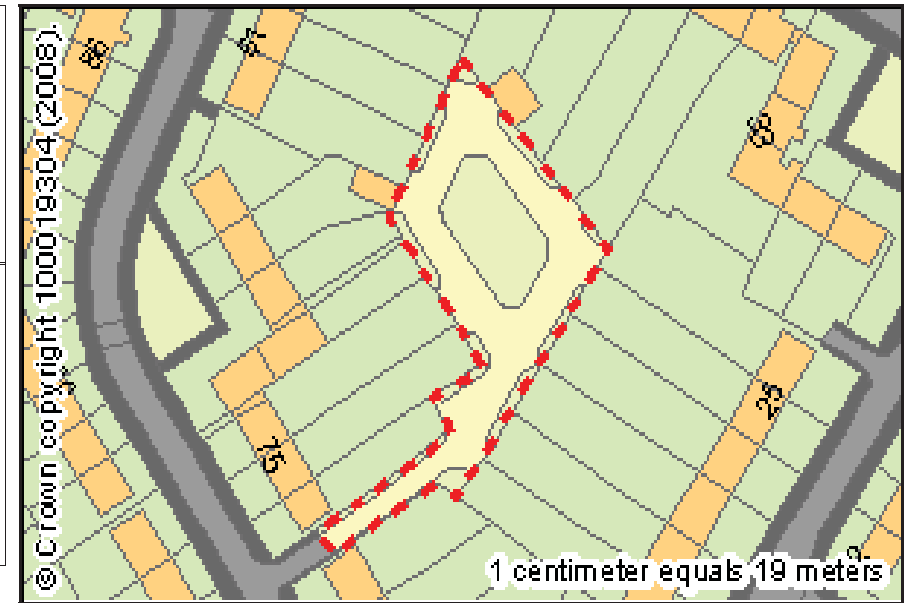
Density:

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="10"/>
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="23"/>
Suitability Score:	<input type="text" value="39"/>		
Total Survey Score: <input type="text" value="87"/>		Site Visited: <input checked="" type="checkbox"/>	Keep Site in SHLAA?: <input type="checkbox"/>



Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2016 Update



Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

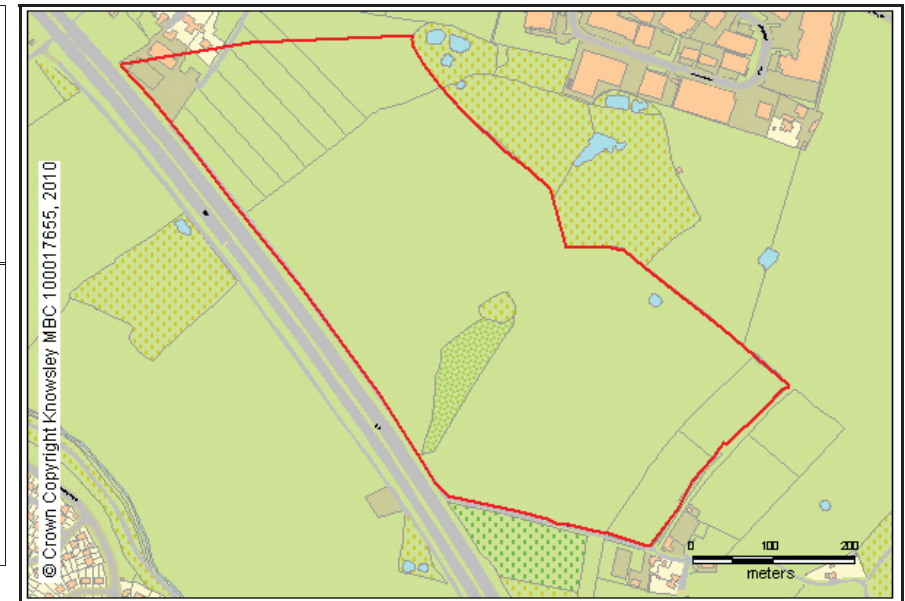
Net Site Area:

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="0"/>	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="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="5"/>
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="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="15"/>
Suitability Score:	<input type="text" value="21"/>		
Total Survey Score: <input type="text" value="51"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Site Survey Comments: A new road would be required to give satisfactory access. Adjacent to M57. Remote from water/sewerage network. Sewer pumping main crosses site. Attractive environment apart from motorway. Green Belt.

Conclusion: The site falls within the Green Belt and has been excluded from the housing supply.

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

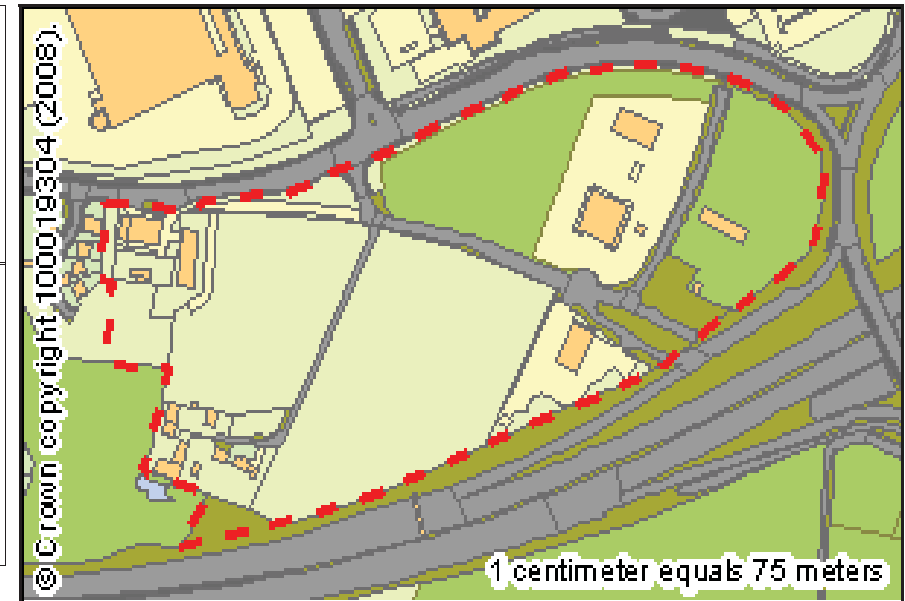
Density:

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="5"/>
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="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="0"/>
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="10"/>
Suitability Score:	<input type="text" value="30"/>		



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

Site Survey Comments: Allocated for employment use. Approx 40% previously developed land. Close to motorway junction. Some trees on site. Part of site lies within flood zone 3 but this is not included within site's net developable area.

Conclusion: Site is allocated for 'high quality' B1 and B2 uses. Key employment site and identified as such by the Council's recent Employment Land & Premises Study. Accordingly, not considered to offer realisable housing potential and excluded from the supply.

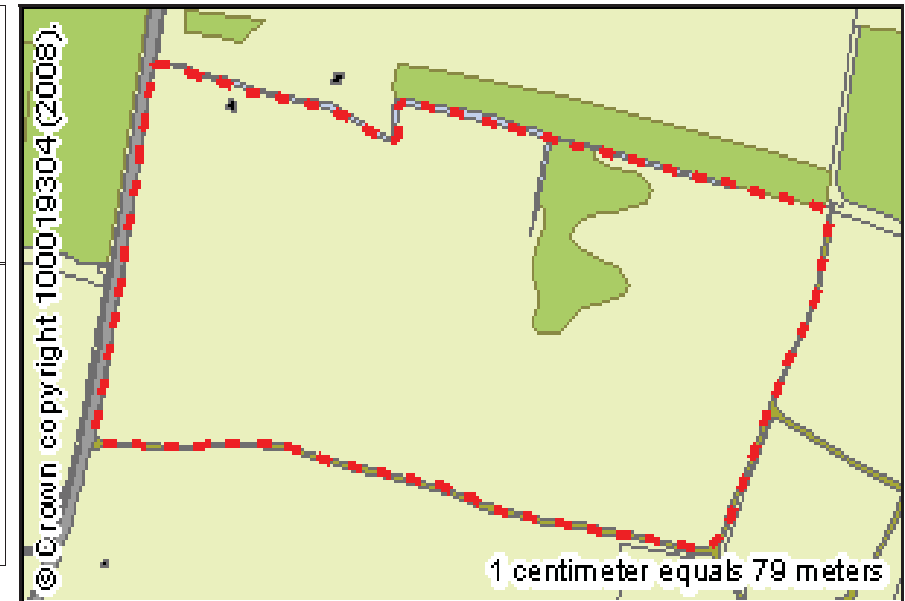
Strategic Housing Land Availability Assessment - 2016 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:

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="0"/> 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="30"/>		AVAILABILITY Active Use: <input type="text" value="0"/> 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="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="0"/> Achievability Score: <input type="text" value="13"/>	
Total Survey Score: <input type="text" value="58"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2016 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:

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:

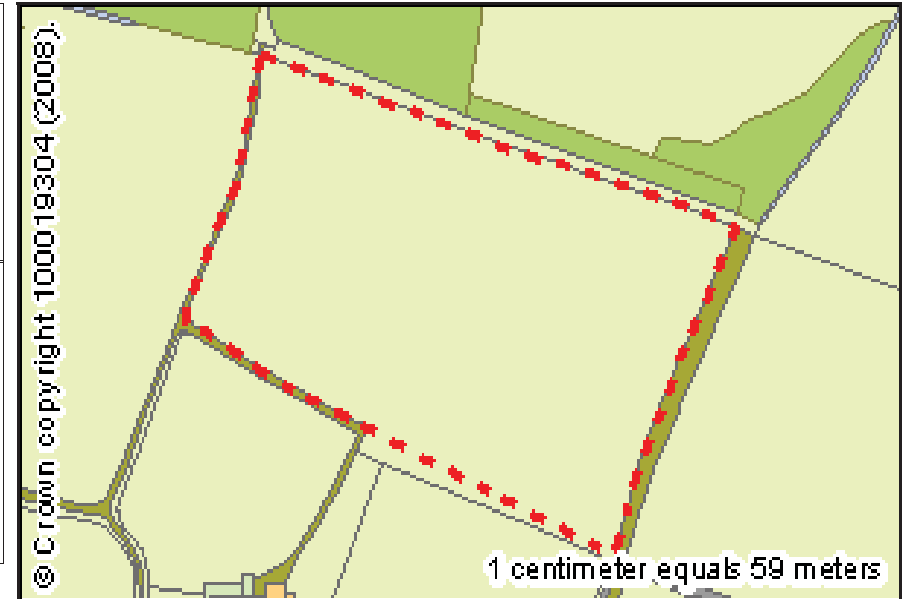
AVAILABILITY

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: Access to site would require significant work or through K0352 / K0355. Adjacent to Knowsley Industrial Park. The site cannot be accessed by the main highway. Remote from water mains/sewerage network capacity. Outside PRA.

Conclusion: The site falls within the Green Belt and has been excluded from the housing supply.

Strategic Housing Land Availability Assessment - 2016 Update

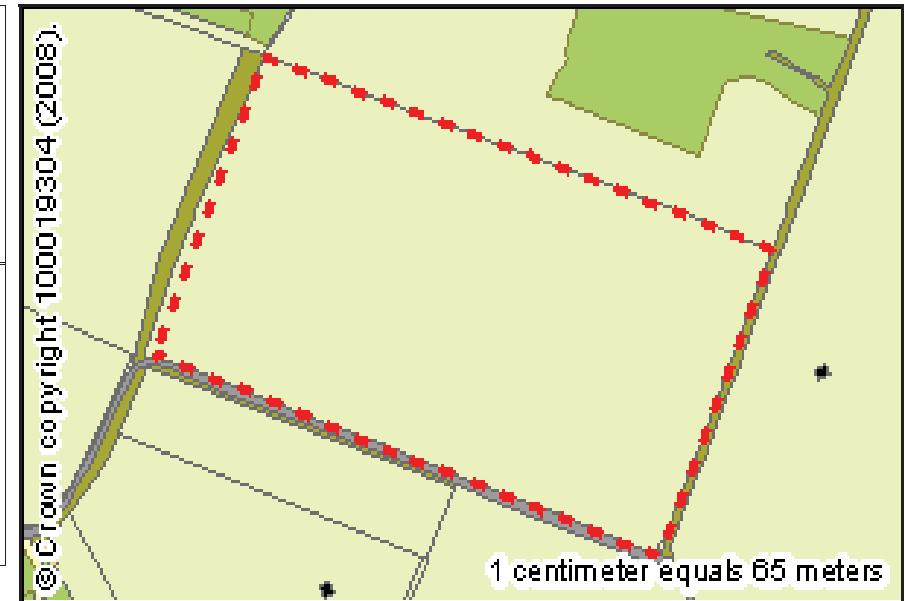
Site ID:
Address:
Township:
Existing Use:
Capacity Source:

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="0"/>	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="5"/>
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="13"/>
Suitability Score:	<input type="text" value="26"/>		

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



Site Survey Comments: Access to site would require significant work or through K0352 / K0355. Adjacent to Knowsley Industrial Park. Remote from water mains/sewerage network capacity. Power line crossing SE corner. Outside PRA.

Conclusion: The site falls within the Green Belt and has been excluded from the housing supply.

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

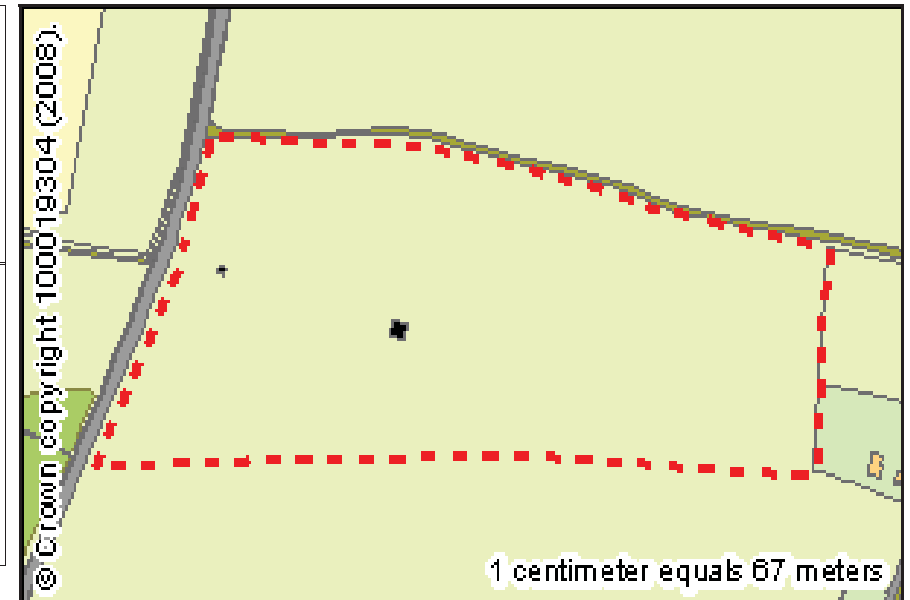
Yield:

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="0"/>	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="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="5"/>
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="13"/>
Suitability Score:	<input type="text" value="30"/>		

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



Site Survey Comments: Power lines cross west of site. Edge of Green Belt. Site has access, but is very isolated. Remote from water mains/sewerage network capacity.

Conclusion: The site falls within the Green Belt and has been excluded from the housing supply.

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

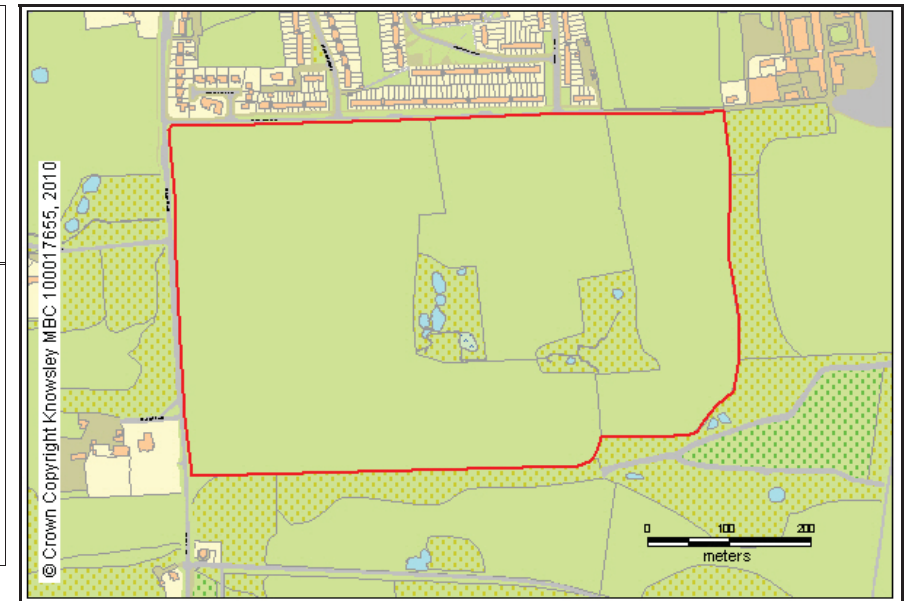
Yield:

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="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="5"/>
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="20"/>
Suitability Score:	<input type="text" value="37"/>		

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



Site Survey Comments: Site is within the Safeguarded Knowsley Village Sustainable Urban Extension. Includes a small area of woodland. SBI designation. Adjacent to an Historic Park and Garden. Sewer capacity issues.

Conclusion: The site falls within the Safeguarded Knowsley Village Sustainable Urban Extension and has been excluded from the housing supply.

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

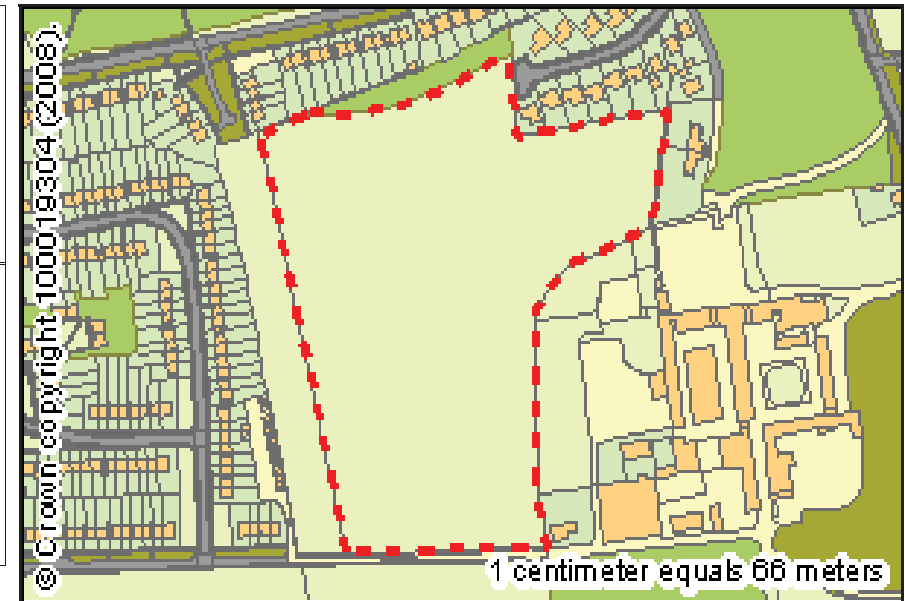
Density:

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="4"/>	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="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="5"/>
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="20"/>
Suitability Score:	<input type="text" value="33"/>		
Total Survey Score: <input type="text" value="68"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Site Survey Comments: Site is within the Safeguarded Knowsley Village Sustainable Urban Extension. Attractive location. Maybe difficult to access (Home Farm Road narrow and possible ransom). Public sewers cross the site.

Conclusion: The site falls within the Safeguarded Knowsley Village Sustainable Urban Extension and has been excluded from the housing supply.

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

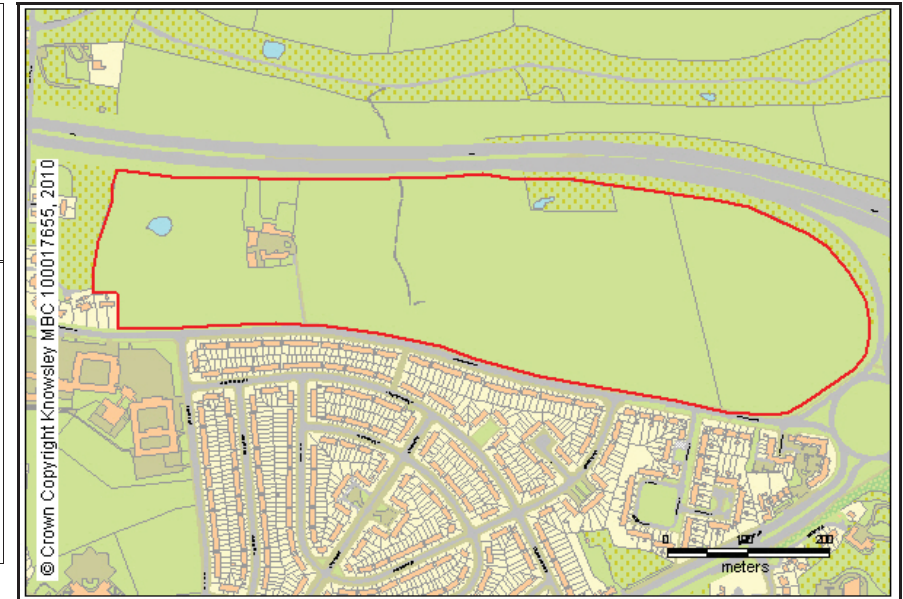
Yield:

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="0"/>	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="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="5"/>
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="20"/>
Suitability Score:	<input type="text" value="33"/>		

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



Site Survey Comments:

Conclusion:

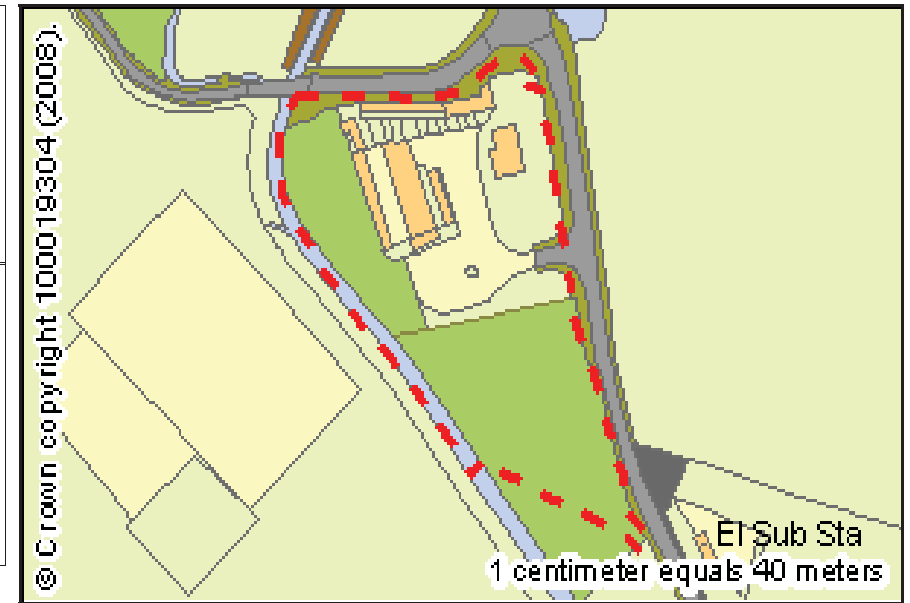
Strategic Housing Land Availability Assessment - 2016 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:

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="5"/>
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="20"/>
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="5"/>
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="20"/>
Suitability Score:	<input type="text" value="34"/>	Total Survey Score: <input type="text" value="74"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Site Survey Comments: Borders Bridgefiled Forum housing allocation. SBI (brook) intervenes. Part brownfield - former kennels. Large amount of tree cover on vacant part of site. Net developable area is reduced to that part of the site which lies outside flood zone 3. The site forms part of the East of Halewood SUE.

Conclusion: The site falls within the East of Halewood SUE and has been excluded from the housing supply to avoid duplication.

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

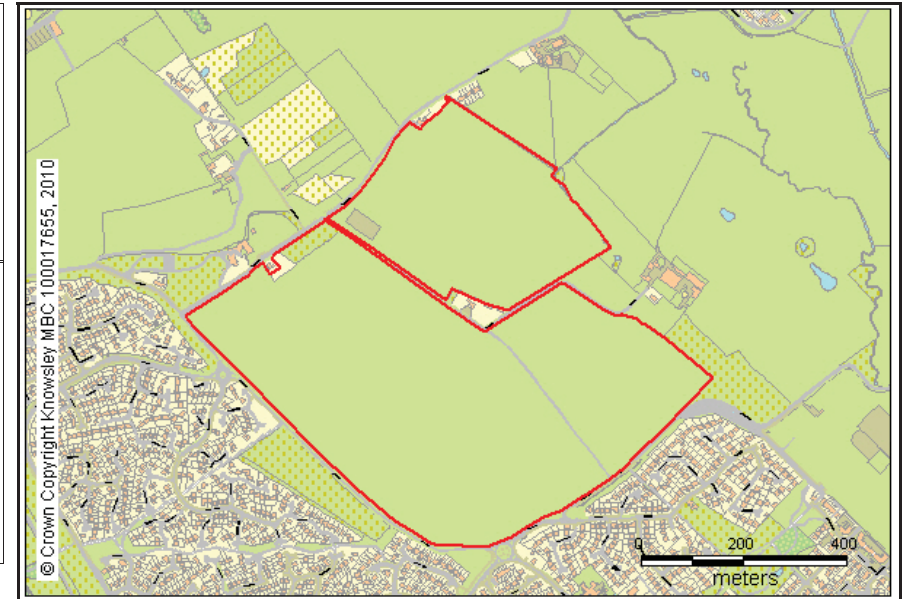
Yield:

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="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="5"/>
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="20"/>
Suitability Score:	<input type="text" value="37"/>		

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



Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

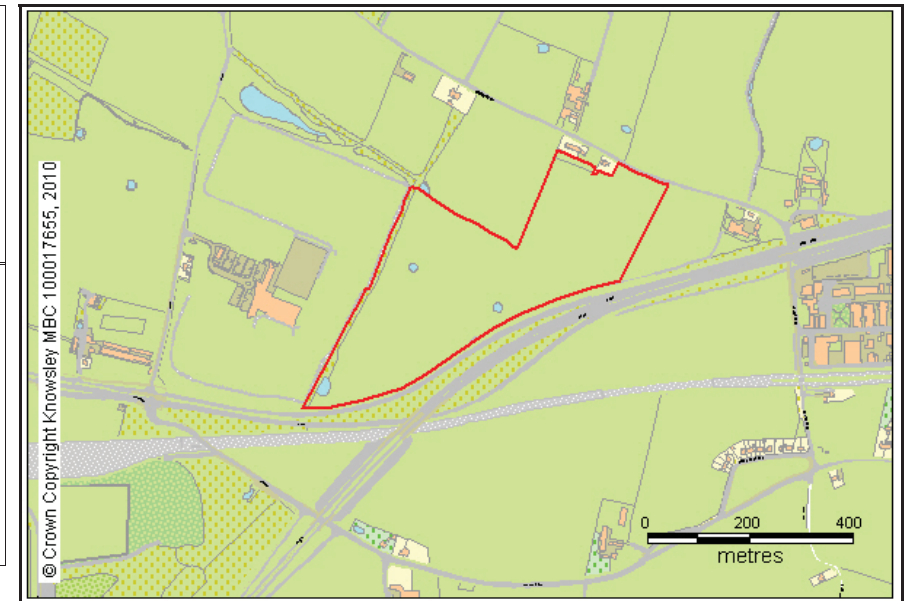
Density:

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="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="3"/>	Attractive Local Environment:	<input type="text" value="5"/>
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="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="15"/>
Suitability Score:	<input type="text" value="33"/>		
Total Survey Score: <input type="text" value="63"/>		Site Visited: <input checked="" type="checkbox"/>	Keep Site in SHLAA?: <input type="checkbox"/>



Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

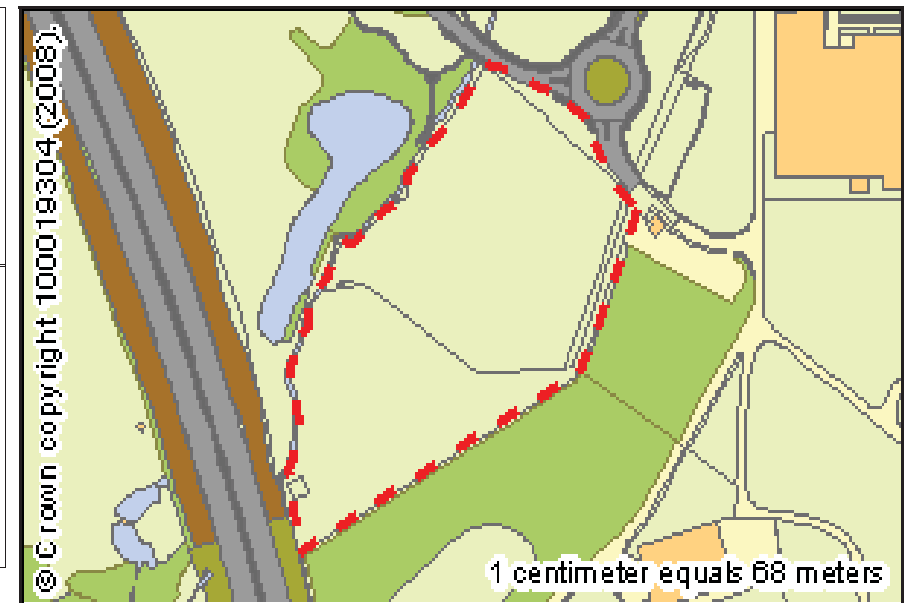
Density:

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="3"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="46"/>	Total Survey Score: <input type="text" value="84"/>	
		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

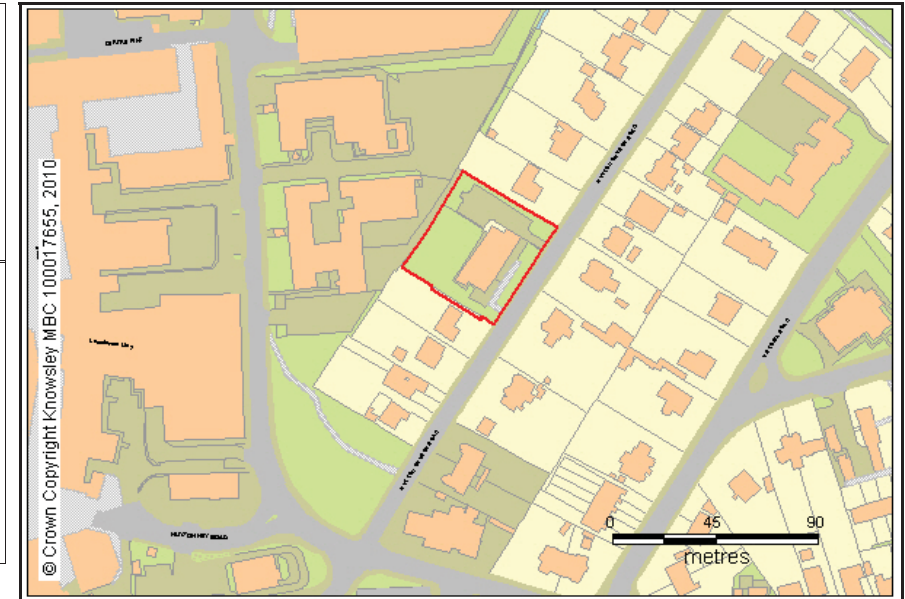
Density:

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 type="checkbox"/>



Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

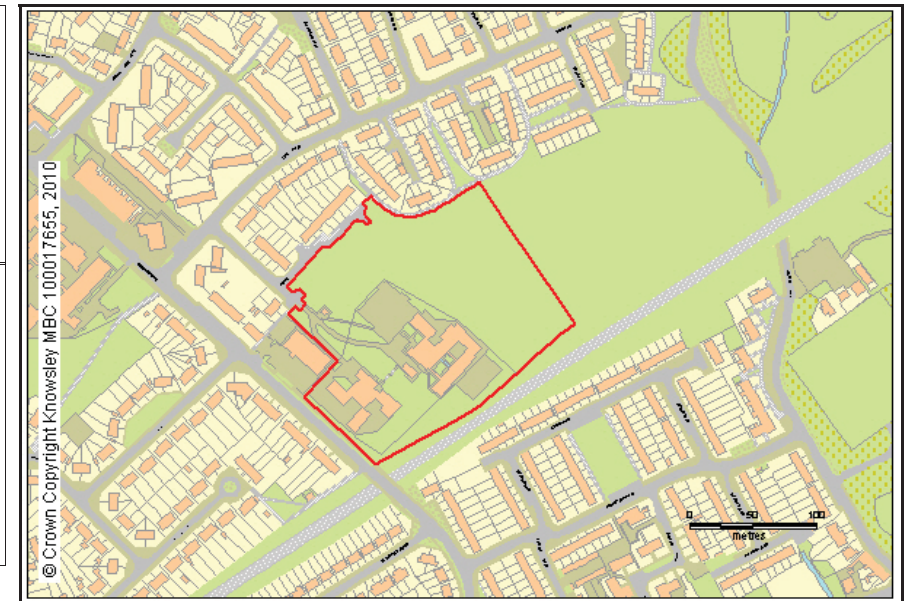
Density:

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 type="checkbox"/>	



Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

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="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="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="0"/>	Achievability Score:	<input type="text" value="20"/>
Suitability Score:	<input type="text" value="9"/>	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:

Conclusion:

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

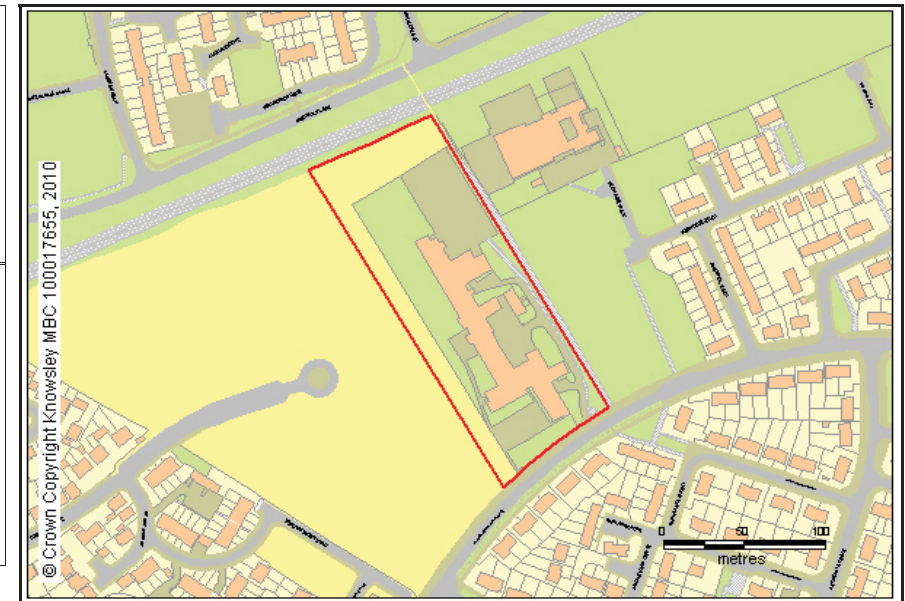
Density:

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 type="checkbox"/>



Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

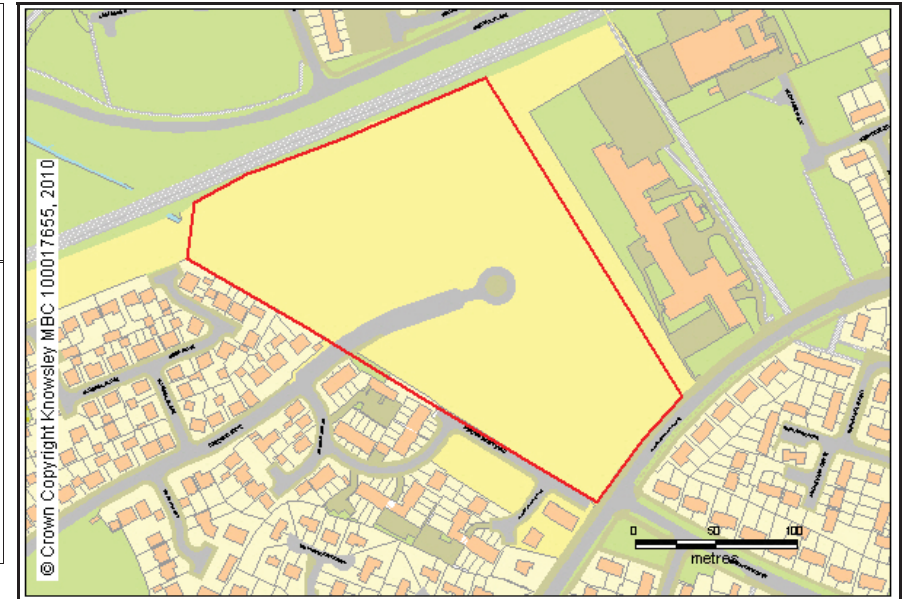
Density:

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 type="checkbox"/>	



Site Survey Comments: Vacant school field adjoining Overdale Primary School. Potential site for development with good access from Roughwood Drive; the site yield appears to be accurate. The use of the site is restricted to public open space due to a condition related to a planning application.

Conclusion: Due to the restrictions regarding the use of this site, it has been excluded from the SHLAA supply.

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

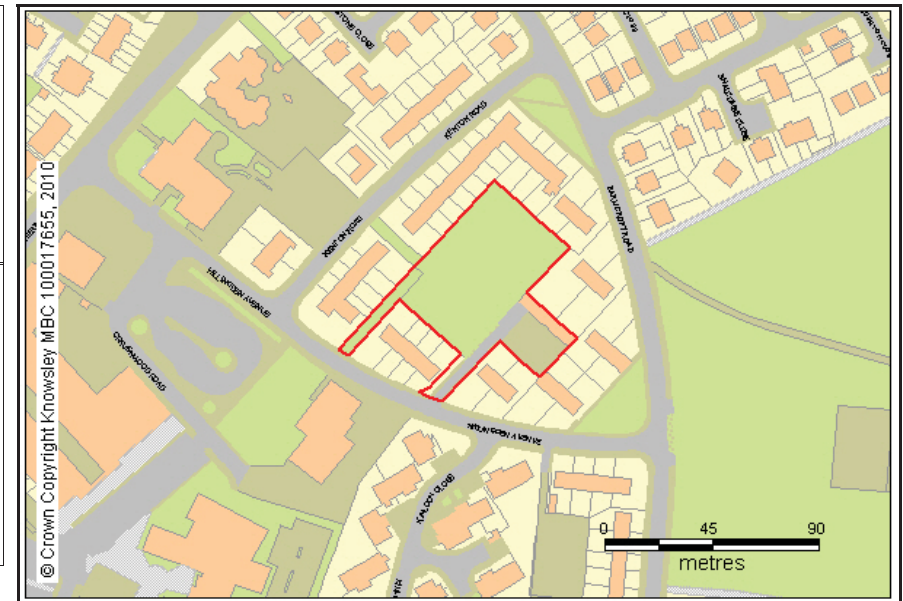
Density:

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 type="checkbox"/>



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

Conclusion: Council owned site, currently vacant which is available.The site currently has planning permission, so it is therefore excluded from the SHLAA supply.

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

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?:

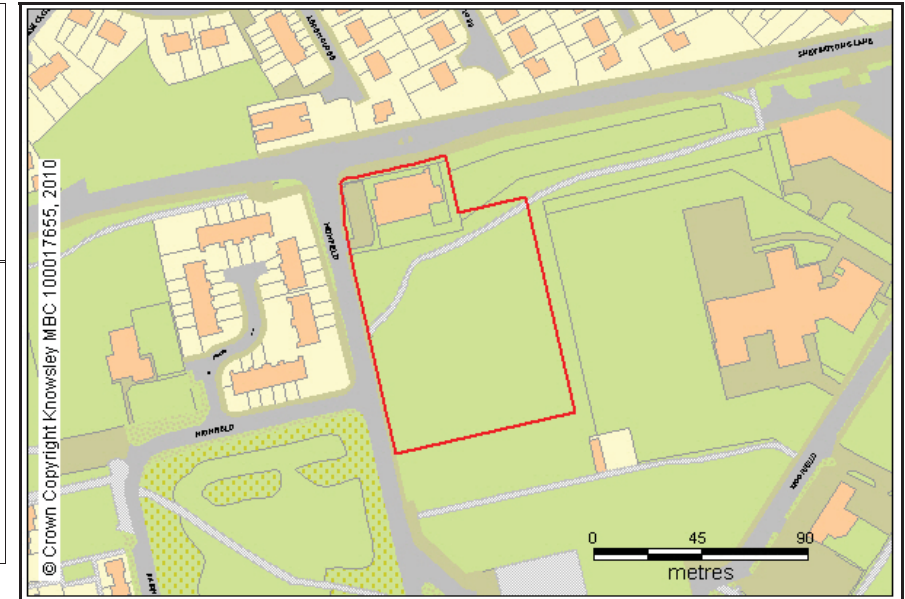
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

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



Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

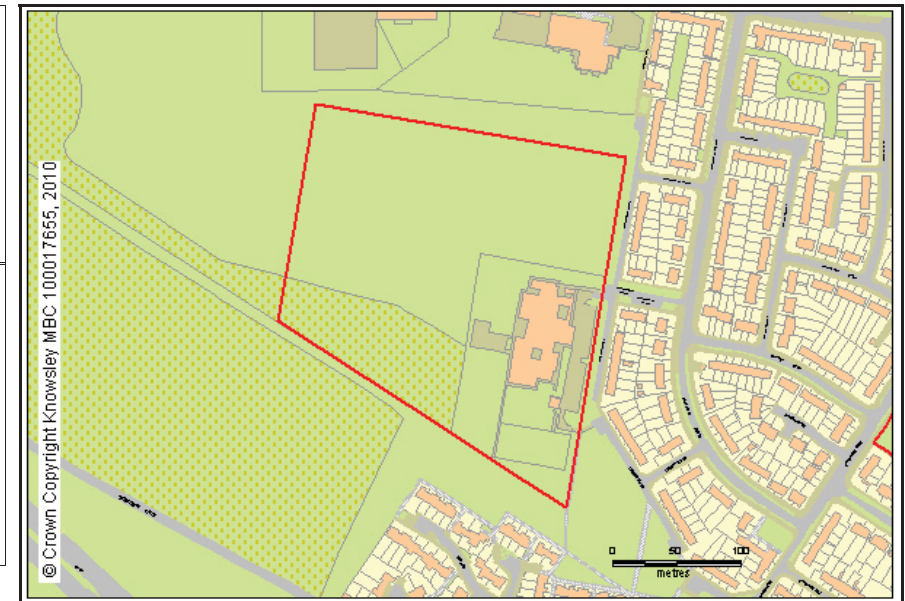
Density:

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:

Strategic Housing Land Availability Assessment - 2016 Update



Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

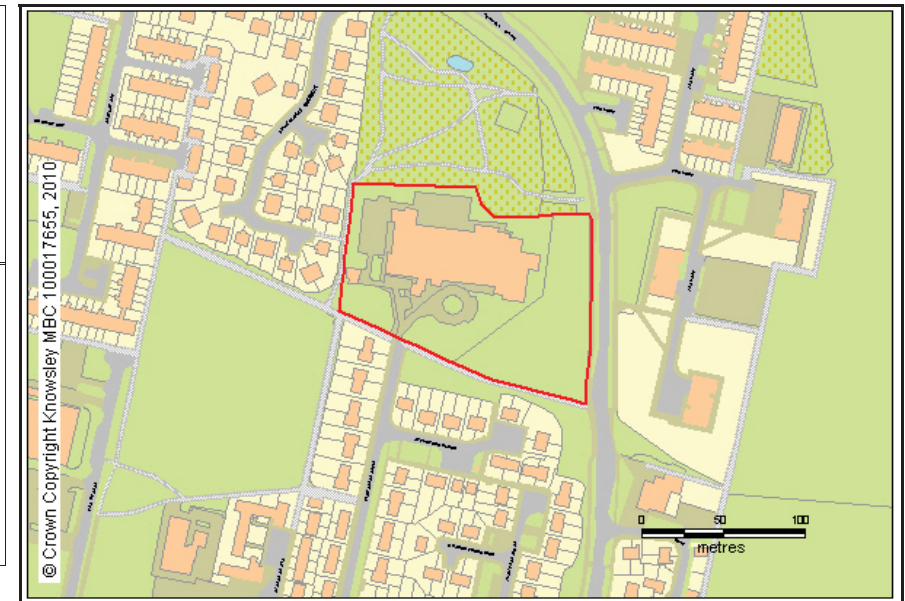
Net Site Area:

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="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="15"/>	Total Survey Score: <input type="text" value="33"/>	
		Site Visited: <input checked="" type="checkbox"/>	Keep Site in SHLAA?: <input type="checkbox"/>



Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

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?:

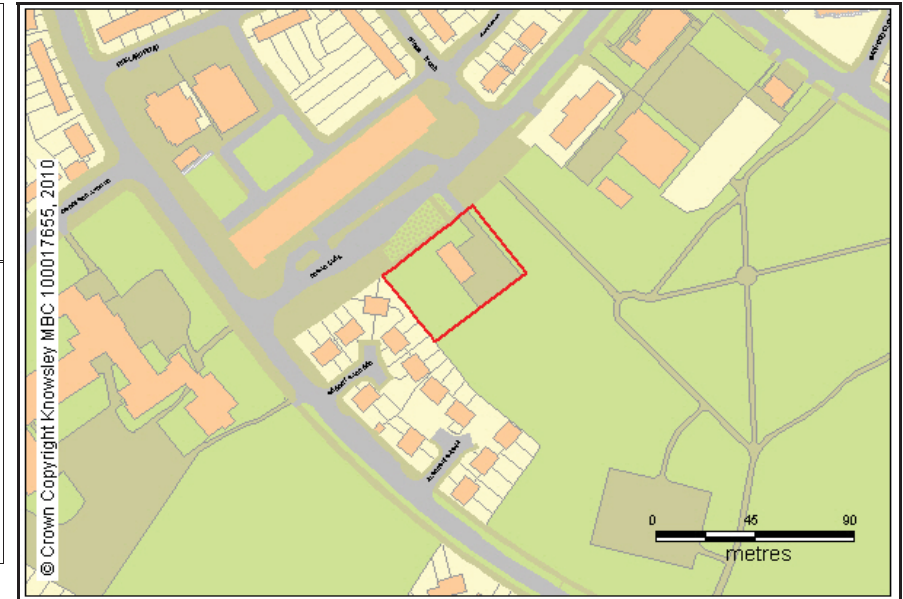
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

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



Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

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: Site Visited: Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

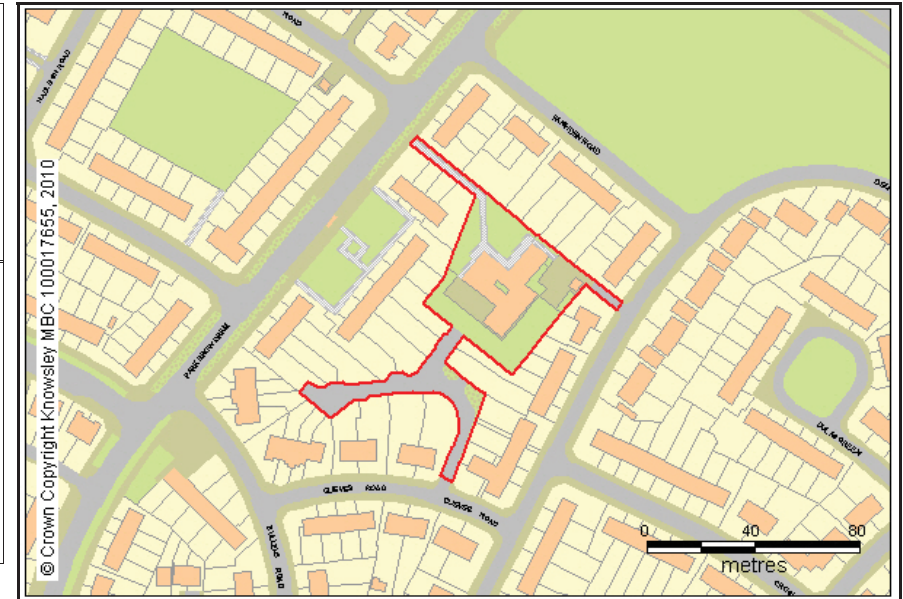
Density:

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="0"/>
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="8"/>
Suitability Score:	<input type="text" value="12"/>		



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

Site Survey Comments: Awkwardly shaped site with difficult access routes off Clieves Road, although in a good location. However, the site appears to be still in use as a day centre.

Conclusion: Although the site still appears to be in use, therefore excluded from the SHLAA supply.

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

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="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="15"/>
Suitability Score:	<input type="text" value="15"/>		

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



Site Survey Comments: Good vacant site located in an established residential area on a plot of land at the end of Stanhope Drive cul-de-sac. There may be some highway issues and despite the yield appearing accurate, the capacity of the land to hold a greater number of dwellings is unreachable.

Conclusion: Site has been removed from the SHLAA supply due to highway issues and overlooking.