

Strategic Land Availability Assessment (SLAA) Site Proforma: Version 1 (2016/17)

This form can be used to submit a site for inclusion within Shropshire Council SLAA database.
Personal information gathered on this form will only be used for Development Plan purposes and will be held in accordance with the requirements of the Data Protection Act 1998.

When completing this form please:

- Use a separate form for each site and answer all questions as accurately and fully as you can;
- Submit a plan clearly identifying the location and boundaries of the site (red line boundary plan);
- If available provide any indicative plans for the development of the site; and

Section 1. Site Details

Site Address:			
Post Code:		Grid Reference:	
Site Description:			
Site Area (Ha):	Total:		Developable:
Plan identifying the location and boundaries of the site included?			Yes:

Section 2. Personal Details

Section 2a - Your Personal Details:			
Name:		Address:	
Company (if relevant):			
Phone Number:			
Mobile Number:			
Postcode:			
Email Address:			

Section 2b - Your Agents Details (if applicable):			
Name:		Address:	
Company (if relevant):			
Phone Number:			
Mobile Number:			
Postcode:			
Email Address:			

Section 2c – You / Your Clients Interest in the Land:							
Please state your interest(s) in the site:	Landowner:		Developer:		Registered Social Landlord:		Community Group:
	Landowners Agent:		Developers Agent:		Registered Social Landlords Agent:		Local Resident:
	Land Agent:		Planning Consultant:		Town or Parish Council:		Other:
	If other, please specify:						

Please note: Shropshire Council is unable to accept sites submitted without full and clear contact details and a plan depicting the location and boundaries of the site

Section 3. Landownership Information

Are you the sole landowner (or for agents, representing the sole landowner)?	Yes:	No:
--	------	-----

If you answered yes, please proceed to Section 4.

If you answered no, please complete the remainder of Section 3 and then proceed to Section 4.

Do you know the landowner(s) / other landowner(s) details?	Yes:	No:
If yes, please provide their details below (if necessary, please attach additional sheets):		

Landowner 1:		Landowner 2:	
Name:		Name:	
Address		Address	
Postcode:		Postcode:	
Email Address:		Email Address:	
Phone Number:		Phone Number:	
Proportion of land owned:	%	Proportion of land owned:	%

Has the landowner(s) consented to the submission of this site?	Yes:	No:
Do you or your company have a legal option to purchase the land?	Yes:	No:

Section 4. Site Information

Section 4a – Land Use Details:		
Current Land Use(s):		
Previous Land Use(s):		
Surrounding Land Use(s):		
Is the site currently occupied?	Yes:	No:
If yes, when are these uses expected to end?		
Has the site been previously developed?	Yes:	No:
If yes, approximately what percentage has been previously developed?	%	

Section 4b – Legal Constraints:		
Are there any covenants on the land which limits availability for development?	Yes:	No:
<i>If yes, can they be removed?</i>	Yes:	No:
<i>Please summarise relevant covenants (if there are any):</i>		

Section 4c – Site Constraints:		
Is the site located in the Green Belt?	Yes:	No:
Is the site located in an Area of Outstanding Natural Beauty (AONB)?	Yes:	No:
Is the site isolated from existing development?	Yes:	No:
Do you consider that the site is subject to flooding?	Yes:	No:
Do you consider that the site contains best and most versatile agricultural land?	Yes:	No:
Does the site contain any veteran trees or trees subject to a preservation order?	Yes:	No:
Does the site contain any listed buildings?	Yes:	No:
Is the site subject to mining / land stability issues?	Yes:	No:
Is the site potentially subject to contamination, including landfill gas?	Yes:	No:
Does the site contain overhead / underground infrastructure (pylons or pipes)?	Yes:	No:
Does the site have steep slopes or noticeably uneven ground (adverse topography)?	Yes:	No:
Are you aware of any other physical constraints that could affect the sites development?	Yes:	No:
<i>If necessary, please provide clarification of the above:</i>		

Section 4d – Site Accessibility:			
Does the site have a road frontage?		Yes:	No:
<i>If yes, which roads?</i>			
<i>If no, can access be gained?</i>			
What is the distance to:			
The nearest public transport node (bus stop or main line train station)?	Within 480m:	Within 1000m:	More than 1000m:
The nearest primary school?	Within 480m:	Within 1000m:	More than 1000m:
The nearest public open space?	Within 480m:	Within 1000m:	More than 1000m:
Is the site in proximity of a range of other local facilities (within 1,000m)? <i>For instance: secondary school; GP surgery; shop etc.</i>		Yes:	No:
<i>If yes, please specify:</i>			

Section 4e – Services Availability			
Are utility and communication services available on site or to the site boundary?		Yes:	No:
<i>If yes, please specify which services are available and whether they are on site or to its boundary:</i>			
<i>Infrastructure</i>		<i>On Site</i>	<i>Site Boundary</i>
Electricity:			
Gas:			
Water Supply:			
Drainage:	Mains:	Soak-away:	
Telecommunications:			
Broadband:	Local connection cabinet:	Local satellite link:	
<i>If relevant, provide details:</i>			

Section 4f – Environmental Designations:		
Are there any environmental designations on the site?		Yes: No:
Are there any environmental designations in close proximity to the site?		Yes: No:
Does the site contain any tree preservation orders (TPOs)?		Yes: No:
<i>If yes, please specify:</i>		
<i>Environmental designations and close proximity (as the crow flies) to the site are as follows:</i>		
- 1km of a Special Area of Conservation (SAC);		- 500m of a Site of Special Scientific Interest (SSSI);
- 1km of a Special Protection Area (SPA);		- 500m of Ancient Woodland;
- 1km of a Ramsar Site		- 250m of a Wildlife Site; and
- 500m of a National Nature Reserve (NNR);		- 100m of a Local Nature Reserve (LNR).

Section 4g – Historic Designations (excluding listed buildings):		
Are there any historic designations on the site?		Yes: No:
Are there any historic designations in close proximity to the site?		Yes: No:
<i>If yes, please specify:</i>		
<i>A site is considered to be in close proximity to a heritage asset where it is within 300m (as the crow flies). Historic designations include: World Heritage Sites (or their buffer zone); Registered Battlefields; Conservation Areas; Scheduled Monuments; and Registered Parks/Gardens. Please exclude listed buildings.</i>		

Section 4h – Planning Status:		
Current Planning Status: <i>If known, provide reference(s)</i>		
Relevant Planning History: <i>If known, provide reference(s)</i>		
To the best of your knowledge, has the site previously been submitted to a Land Availability Assessment in Shropshire?		Yes: No:
<i>Examples of relevant references include those for: Planning Applications; Prior Notification Applications; Certificates of Lawfulness; Listed Building Applications; Building Control Applications etc.</i>		

Section 4i – Policy Considerations:		
Is the site currently consistent with the strategic approach of the Development Plan?	Yes:	No:
<i>If relevant, provide details:</i>		
<i>The Development Plan consists of: The Core Strategy (2011); the SAMDev Plan (2015); and any adopted formal Neighbourhood Plans.</i>		
Section 4j – Other Constraints		
Are there any other known constraints that could affect development of the site?	Yes:	No:
<i>If yes, please specify:</i>		
Section 4k – Overcoming Constraints:		
Do you consider that all identified constraints can be overcome?	Yes:	No:
<i>If yes, please specify how:</i>		

Section 5. Proposed Suitable Future Uses

Section 5a – Proposed Suitable¹ Future Use			
Please provide details of what you would like to see the site developed for:			
Use <i>(If mixed use, select all that apply)</i>	Site Area (Ha)	Numbers	Details
Open market housing		Dwellings	
Affordable housing		Dwellings:	
Extra care accommodation		Dwellings:	
Residential institutions		Dwellings:	
Gypsy and traveller / travelling showpeople pitches		Pitches:	
Retail facilities (convenience)		Floorspace:	
Retail facilities (comparison)		Floorspace:	
Offices; research & development; and/or light industry		Floorspace:	
General industrial / warehousing		Floorspace:	
Waste management facilities		Floorspace:	
Sports / leisure facilities		Floorspace:	
Community facilities		Floorspace:	
Infrastructure provision		Floorspace:	
Energy generation		Type:	
		Energy (KwH):	
Open space			
Other			

¹A suitable use is one which meets the needs of the community; complies with the current development plan, any emerging plan policy and national policy; and meets market and industry requirements.

Section 5b – Timescales for Availability²			
Please provide details of when the site will be available for the above development:			
Immediately		Within the next 5 years	Within 6 – 10 years
Within 11 – 15 years		Within 15 – 20 years	More than 20 years
<i>If necessary, please provide details of the above:</i>			
<i>Please provide details of anticipated lead-in times:</i>			
<i>Please provide details of anticipated delivery rates (per annum):</i>			
How long will it take to develop?			

Section 5c – Achievability³ and Viability⁴		
Please provide details of the achievability of this development:		
Is the above development (5a) achievable within the specified timescales (5b)?	Yes:	No:
Is the above development (5a) viable within the specified timescales (5b)?	Yes:	No:
<i>If necessary, please provide clarification of the above:</i>		

Section 6. Other Suitable Future Uses

Please identify any other uses which would be suitable ¹ ; available ² ; and achievable ³ (including viable ⁴) on the site:							
Suitable Use	Would the site be available for this use?		Would this use be achievable?		Would this use be viable?		
Open market housing	Yes:	No:	Yes:	No:	Yes:	No:	
Affordable housing	Yes:	No:	Yes:	No:	Yes:	No:	
Extra care accommodation	Yes:	No:	Yes:	No:	Yes:	No:	
Residential institutions	Yes:	No:	Yes:	No:	Yes:	No:	
Gypsy and traveller / travelling showpeople pitches	Yes:	No:	Yes:	No:	Yes:	No:	
Offices, research & development, and/or light industry	Yes:	No:	Yes:	No:	Yes:	No:	
General industrial / warehousing	Yes:	No:	Yes:	No:	Yes:	No:	
Waste management facilities	Yes:	No:	Yes:	No:	Yes:	No:	
Retail (convenience)	Yes:	No:	Yes:	No:	Yes:	No:	
Retail (comparison)	Yes:	No:	Yes:	No:	Yes:	No:	
Sports / leisure facilities	Yes:	No:	Yes:	No:	Yes:	No:	
Community facilities	Yes:	No:	Yes:	No:	Yes:	No:	
Infrastructure provision	Yes:	No:	Yes:	No:	Yes:	No:	
Energy generation	Yes:	No:	Yes:	No:	Yes:	No:	
Open space	Yes:	No:	Yes:	No:	Yes:	No:	
Mixed use	Yes:	No:	Yes:	No:	Yes:	No:	
<i>Please specify if any identified uses are not suitable in a mix use scheme:</i>							
Other:	Yes:	No:	Yes:	No:	Yes:	No:	
<i>Please specify other uses:</i>							

²A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems that would restrict development of the land.

³A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time.

⁴A site is considered viable where the value generated by its development exceeds the costs of developing it and provides sufficient incentive for the land to come forward and development to be undertaken.

Section 7. Market Interest

Please select the most relevant option:	
Site is owned by a developer:	
Site is under option to a developer:	
Enquiries from developers have been received:	
Site is being marketed:	
None:	
Not known:	

Section 8. Any Additional Information

Please provide any additional information:

Section 9. Survey Details

Please confirm that:	
In identifying a site you are giving permission for an officer of the Council to access the site in order to ascertain site suitability. Please confirm that this is acceptable:	
The information provided within this assessment is correct, to the best of your knowledge:	

Thank you for completing this Proforma.

Please ensure that you submit a plan clearly identifying the location and boundaries of the site (red line boundary plan).

Once completed, this form can be submitted to Shropshire Council by email or post:

It can be emailed to: Planning.Policy@Shropshire.gov.uk

It can be posted to: Shropshire Council, Planning Policy - 5th Floor, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6N