

Site Address	Ref
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Site Reference	Size (ha)	Yield
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Map/Pictures

Summary

Deliverable?	Developable?
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Suitable	Available	Achievable	Constraints
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Can constraints be overcome?  
In what timeframe?

What is the recommended mix of units? Type/tenure?

When is the site likely to be developed?

0-5 years	6-10 years	11-15 years	15 + years
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What will the build rate be?

Existing local planning policy

Are there any national policy restrictions?

e.g. national designations, conservation area, listed building, environmental protection

Are there any physical problems on site which would affect residential development?

e.g topography, contamination, pollution, access, infrastructure, rivers

Would residential development have an impact on the surrounding area?

e.g. on neighbouring uses, landscape, character, conservation area, listed buildings etc.

What is the environment like around the site?

e.g would the surrounding area/uses have a detrimental impact on a residential environment?

Constraints - are there any issues that would prevent residential use?

Are there likely to be any impacts on the viability of development in relation to the following;

Market factors

Would development be viable? Would units sell? Is there sufficient market in this location?

Cost factors

Would there be any costs such as affordable housing, Section 106, normal or abnormal costs which would affect viability?

Delivery factors

Is delivery on site realistic? Would the development be phased? What would the build out rate be?

Is the landowner of the site known?

Are there any existing leases/ownership issues/multiple landowners?

Is there intention to develop or sell the site?

When?	0-5 years	0-6 years	11-15 years	15 + years
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Are there any planning applications relating to residential use on the site?

What for?

What is the current use of the site/ are there any existing buildings?

What was the previous use of the site?

What uses surround the site? What is the character of the area?

Greenfield	Brownfield	Urban	Rural
Site Location - In/Adjacent to/Edge of Settlement?			
Would development be contrary to existing local plan policy?			
If so which policies?			
Is the site within 800m of the following? Frequent public transport Supermarket/local shop Primary school Doctors surgery Recreational facilities/leisure/open space? Employment opportunities?			
Is there an alternative use for the site?			
Has any development taken place on sites with planning permission?			
If housing how many units are under construction?			Completed?
How many units are affordable housing?			
Contact details for person/organisation submitting site			
Name			
Organisation			
Address			
Tel			
Email			
Name of Landowner			
Address			
Tel/email			
Other notes			