

# Winslow Neighbourhood Plan 2014-2031

## Site Assessments Report



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Winslow Neighbourhood Plan

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# WINSLOW NEIGHBOURHOOD PLAN

## SITE ASSESSMENT REPORT

### 1. Introduction & Purpose

1.1 The purpose of this report is to provide a summary of sites assessed for potential allocation for housing development in Policy 3 of the Submission Winslow Neighbourhood Plan (WNP). The report is published alongside the WNP as part of its evidence base.

1.2 The assessment applies to a neighbourhood planning context the methodology for strategic housing land availability assessment documents outlined in the good practice document published by DCLG in 2007, as adopted by Aylesbury Vale District Council in its 2013 Strategic Housing Land Availability Assessment (SHLAA).

1.3 This report comprises an assessment of the sites assessed in the SHLAA and others that have been identified for assessment during the preparation of the WNP. In doing so, it qualifies, where relevant, the assessment made in the SHLAA and it applies an additional assessment required of a Neighbourhood Plan, i.e. that of acceptability in order to win majority support from the local community at referendum.

1.4 The 2013 SHLAA contains maps showing all the sites assessed in this report. Where a site has been assessed positively and has been allocated in the WNP, but was not assessed in the SHLAA, then it is identified on the WNP Proposals Map Inset.

### 2. Background to Housing Development Issues in Winslow

2.1 The proposed vision for Winslow in the WNP is:

*“In 2031, Winslow will have grown to become a sustainable town that is more able to meet its own needs for housing, jobs, community facilities and public and commercial services.*

*The town will have completed a pattern of growth started over fifty years earlier by infilling land to its natural physical boundaries. Its population will have reached 6,000 with 2,500 homes, which provide a mix of open market and affordable homes of all types. It has provided an increasing number of homes for older people and its Community Land Trust has supplied affordable and custom-build homes for local people.*

*Its new railway station has improved the town's connectivity to large towns in the area helping local people commute into and out of the town or travel to commercial and leisure facilities without using their cars on roads that have become increasingly congested. It is hoped that its rail services will extend in future to offer direct services to London.*

*Its secondary, primary and special schools are popular and provide excellent education to the town's students and those in the surrounding rural area. Its new medical centre, community centre and sports facilities have provided the extra capacity to meet the growing needs of the local community. The number of jobs in the town has grown significantly as competitive business parks have supported local entrepreneurs and, together with the higher level skills of the town's workforce, have attracted inward investment.*

*Above all, the town has retained its special historic and architectural character by carefully managing change within its built up area and by protecting its setting and surrounding open countryside from development."*

2.2 Policy 2 of the WNP states:

*The Neighbourhood Plan designates a Winslow Settlement Boundary (WSB), as shown on the Proposals Map, for the purpose of:*

- I. directing future housing, economic and community related development in the Parish to the town of Winslow to enhance its role as a resilient and sustainable community;*
- II. containing the spread of the Town, by promoting infilling up to its natural physical boundaries; and*
- III. encouraging the re-use of previously-developed sites.*

*Proposals for housing development outside the Winslow Settlement Boundary will only be granted in exceptional circumstances. Any new dwelling required to serve the essential uses of agriculture, forestry or some other special need shall be sited within or immediately adjacent to an existing group of dwellings suitably located to serve the purpose, unless it can be shown that there are overriding reasons why it must be built elsewhere.*

2.3 This Site Assessments Report has informed the means by which the proposed housing site allocations in Policy 3 of the WNP have been selected and it is therefore published in the evidence base for the Plan.

### **3. Site Assessment Summaries**

3.1 The sites selected for assessment have been identified by the 2013 SHLAA or have been proposed since the publication of the SHLAA. Where a site has been assessed as suitable, then its availability, achievability and acceptability have also been assessed. No further assessment has been undertaken for sites deemed unsuitable.

3.2 The assessment of each of the 18 sites is summarised below:

<b>WNP SITE NAME</b>	<b>Land East of Furze Lane (SHLAA ref 008)</b>
SITE LOCATION	This site is located just south of the railway line and with Furze Lane to the east. There is ongoing residential development to the south (Verney Road, a former Local Plan housing allocation) and another site allocated for development by the WNP to the west ('Land at Winslow Rugby Club', SHLAA Ref 010).
GROSS SITE AREA	8.23 ha
CURRENT USE	The site is greenfield land with the current use for grazing. There is a right of way through this site from the current footbridge crossing the rail tracks.
<b>SUITABILITY</b>	
	<p>Suitable - no significant constraints. It is within the Winslow Settlement Boundary defined in Policy 2 of the WNP and shown on the Proposals Map Inset.</p> <p>Highway access can be provided from Furze Lane and will enable access to site 010 and The Winslow Centre site. Site is large enough to be suited to deliver custom-build homes.</p> <p>The emerging development of the Railway station further adds to the suitability of the site as this and the adjoining site, Land at Winslow Rugby Club, will provide access from the station to the Winslow Shopping Area.</p> <p>Can deliver up to 250 homes at 30-35 dph depending on extent of net developable area.</p>
<b>ACHIEVABILITY &amp; AVAILABILITY</b>	
	<p>Available - land is privately owned and an outline planning application has been submitted for a housing scheme in line with the proposed allocation policy.</p> <p>Achievable - no significant development cost abnormalities though S106 contribution required for Furze Lane improvements and for pedestrian access to railway station. Therefore, scheme will be achievable.</p>
<b>ACCEPTABILITY</b>	
	Acceptable - the previous Winslow Town Plan identified the preferred direction of housing growth in the town to the west, primarily on this site. Given its characteristics and the precedent set by the new development scheme to the south of a similar scale, this site is judged to be acceptable to a majority of local people.

<b>WNP SITE NAME</b>	<b>Land at Winslow Rugby Club (SHLAA ref 010)</b>
SITE LOCATION	The triangular shaped land lies south of the railway line between the sites 'Land East of Furze Lane' and 'The Winslow Centre'.
GROSS SITE AREA	2.38 ha
CURRENT USE	It is currently used as a sports facility.
<b>SUITABILITY</b>	
	<p>Suitable - no significant constraints. It is within the Winslow Settlement Boundary defined in Policy 2 of the WNP and shown on the Proposals Map Inset.</p> <p>It can only be accessed through the 'Land East of Furze Lane' site but will enable a new access to 'The Winslow Centre' site.</p> <p>Timing of development will depend on the opening of the new railway station. In addition, the existing rugby pitch and facilities must be re-provided as required by the WNP before development can commence.</p> <p>Its location presents an opportunity to connect the existing public right of way on the site to the railway station and to the green infrastructure corridor through Land East of Furze Lane.</p> <p>Can deliver at least 75 homes at 30-35 dph depending on extent of net developable area.</p>
<b>ACHIEVABILITY &amp; AVAILABILITY</b>	
	<p>Available - site is publicly owned and is available for development</p> <p>Achievable - no significant development cost abnormalities though \$106 contribution required for Furze Lane improvements (Policy 12 of WNP) and for pedestrian access to railway station. Will also need to pay the full cost of relocating existing sports facility. Therefore, scheme will be achievable.</p>
<b>ACCEPTABILITY</b>	
	<p>Acceptable - the previous Winslow Town Plan identified the preferred direction of housing growth in the town to the west, primarily on this site. Given its characteristics and the precedent set by the new development scheme to the south of a similar scale, this site is judged to be acceptable to a majority of local people.</p>

<b>WNP SITE NAME</b>	<b>Land off Granborough Road (SHLAA ref 012)</b>
SITE LOCATION	The site is at the south end of the town and lies within the Winslow Conservation Area boundary with the Granborough Road to the east. The site is surrounded by residential areas apart from the sensitive landscape to the south. The site is partly Grade 3a Agricultural Land Classification.
GROSS SITE AREA	1.1 ha
CURRENT USE	Agricultural permanent pasture, used for grazing sheep until very recently.
<b>SUITABILITY</b>	
	<p>Suitable - it is within the Winslow Settlement Boundary defined in Policy 2 of the WNP and shown on the Proposals Map Inset.</p> <p>Site has residential development on three adjoining sides, but its location within the Conservation Area and adjoining the highly sensitive landscape to the south requires a housing scheme to meet the highest design standards.</p> <p>Site boundary fronting Granborough Road will retain an important hedgerow to the east, using this feature to demarcate the interface of the proposed development site and the open countryside beyond.</p> <p>Site is at a lower level than the adjacent land to the north and east. As a result of the differing ground levels together with the retention of the existing important hedgerow, this would reduce the impact of the development on the views both into and out of the historic area of the Conservation Area.</p> <p>Can deliver 35 homes at 30 dph.</p>
<b>ACHIEVABILITY &amp; AVAILABILITY</b>	
	<p>Available – site is currently owned jointly by developers who are keen to pursue a residential on the site as soon as possible.</p> <p>Achievable - no significant development cost abnormalities though a high design quality scheme necessary so unit costs higher than average. Therefore, scheme will be achievable.</p>
<b>ACCEPTABILITY</b>	
	Acceptable – provided policy requires high quality design of proposals.

<b>WNP SITE NAME</b>	<b>Land off Station Road (no SHLAA ref)</b>
SITE LOCATION	The site is situated within the northern part of the town. It is accessed from Station Road and is surrounded on all sides by residential areas.
GROSS SITE AREA	1.6 ha
CURRENT USE	The site is an employment area, comprising various industrial, office and vehicle repair uses, forming the Station Road Industrial Estate.
<b>SUITABILITY</b>	
	<p>Suitable - it is within the Winslow Settlement Boundary defined in Policy 2 of the WNP and shown on the Proposals Map Inset.</p> <p>Site is no longer well suited to its current use and is currently under-occupied. The increase in employment may create more significant amenity problems for nearby households and those along Station Road. Site is within the urban area of the settlement and is well related.</p> <p>The site is situated with residential development on all sides, together with mature landscaping to north and east boundaries. Walking distance to range of shops and services in Winslow. Close to main bus route through Winslow.</p> <p>Existing utilities already servicing the site. Existing vehicular access onto Station Road, together with possible additional access onto Magpie Way.</p> <p>Whilst the land is not listed as contaminated, an assessment would be required to consider whether any contamination has resulted from some of the existing land uses (ie vehicle repairs).</p> <p>The site is allocated as employment land in the Adopted Aylesbury Vale District Local Plan, 2004. Therefore any future re-development of this land for housing would be dependent on the provision of satisfactory new employment facilities elsewhere in the Town.</p> <p>Can deliver 65 homes at 40 dph.</p>
<b>ACHIEVABILITY &amp; AVAILABILITY</b>	
	<p>Available - site is not currently available but the small number of landowners have promoted this proposal and there is now the opportunity presented by the WNP to find more suitable business premises in the town.</p> <p>Achievable – likely to be development cost abnormal due to ground conditions but a scheme will be achievable.</p>
<b>ACCEPTABILITY</b>	
	Acceptable – provided policy requires the re-provision of employment land in Winslow.

<b>WNP SITE NAME</b>	<b>Land at the Winslow Centre (no SHLAA ref)</b>
SITE LOCATION	This site is situated in the northern part of the town, to the east of the 'Land at Winslow Rugby Club' site. It is accessed from Park Road The Winslow Centre and a large adjoining open space, including sports facilities.
GROSS SITE AREA	3.5 ha
CURRENT USE	The site is occupied by buildings forming the Winslow Centre, the former secondary school, together with open space, sports and other facilities, including the library and extensive car parking.
<b>SUITABILITY</b>	
	<p>Suitable – it is within the Winslow Settlement Boundary defined in Policy 2 of the WNP and shown on the Proposals Map Inset. The site is adjoined by residential development on its northern and eastern sides.</p> <p>However, given its close proximity to the town centre and the fact that it will share the site with the proposed new medical services centre, it is especially well suited to delivering an extra-care home development.</p> <p>Access can be achieved from a combination of the existing access on to Park Road and through the 'Land at Rugby Club' site to Furze Lane. This will avoid increasing traffic movements on the narrow Park Road and Avenue Road.</p> <p>Can deliver 30 extra-care homes.</p>
<b>ACHIEVABILITY &amp; AVAILABILITY</b>	
	<p>Available – the main buildings will accommodate the new secondary school until September 2015 and other community services are likely to remain until other suitable premises can be secured. The site is therefore expected to become available for development in the second half of the plan period.</p> <p>Achievable – an extra-care home development of the scale of 30 homes is considered viable. There will be development cost abnormalities due to the need to demolish the existing buildings but a scheme will be achievable.</p>
<b>ACCEPTABILITY</b>	
	Acceptable – provided the policy requires proposals to demonstrate how traffic accessing the facilities will be managed and any impacts on the local road network will be mitigated.

<b>WNP SITE NAME</b>	<b>Land South of Buckingham Road (SHLAA ref 003)</b>
SITE LOCATION	The site is bounded by Buckingham Road, Furze Lane and the railway line on the northern edge of the town.
GROSS SITE AREA	4.2 Ha
CURRENT USE	A vacant field. There is a gas facility located on its Buckingham Road frontage and land set aside for an extension to the burial ground off Furze Lane, both of which are outside the boundary of the site. There is a main gas pipeline under the site over which there is an 8m wide easement.
<b>SUITABILITY</b>	
	<p>Not suitable for housing, although inside the proposed Winslow Settlement Boundary,</p> <p>Given the commitment of the Government to the 'East West Rail' railway project, the land is the preferred site for a new station. It is also better suited to employment uses with its close proximity to the station and to the employment site allocation opposite on Land North of Buckingham Road.</p> <p>In addition, the site is close to the town and to public transport services and a main road. It therefore offers the best location for the proposed secondary school, which will also benefit from the sports and recreation site allocation opposite off Buckingham Road.</p> <p>Highways access is very good – it can directly access the A413. A landscape buffer to the burial ground land on its south western boundary will be necessary.</p>
<b>ACHIEVABILITY &amp; AVAILABILITY</b>	
	<p>Available – the site has been made available for these purposes by the landowner.</p> <p>Achievable – not likely to be development cost abnormal so a scheme will be achievable.</p>
<b>ACCEPTABILITY</b>	
	Acceptable – the community survey and the Pre Submission consultations indicated strong support for the proposals to establish a new railway station and secondary school and to increase the number of jobs available in the town.

<b>WNP SITE NAME</b>	<b>Land North of Buckingham Road (includes SHLAA ref 020)</b>
SITE LOCATION	The site is part of Redfield Farm and fronts Buckingham Road and Great Horwood Road. It extends north to a farm track and west to the line of electricity pylons.
GROSS SITE AREA	4.2 Ha
CURRENT USE	Agricultural land. Tenanted by Buckinghamshire County Council.
<b>SUITABILITY</b>	
	<p>Not suitable for housing, although inside the proposed Winslow Settlement Boundary.</p> <p>Given its close proximity to the employment and station site allocations opposite on Land South of Buckingham Road, the site is better used for employment uses, which is the preference of the public landowner.</p> <p>Part of the site is also suited to sports and recreational purposes as it lies opposite the proposed secondary school site allocation, which has no dedicated, on-site land for this purpose.</p> <p>Both uses will require attention to the design of buildings and to landscaping its edge to mitigate the impact of development on the open countryside to the north and west. Both uses can also be accessed from the A413, ideally by sharing a new junction with the opposite site allocations on Buckingham Road.</p>
<b>ACHIEVABILITY &amp; AVAILABILITY</b>	
	<p>Available - site has been made available by the landowner though the existing farm tenancy will have to be resolved. The site may not become attractive to commercial developers until the rail services are fully operational.</p> <p>Achievable – not likely to be any development cost abnormalities so a scheme will be achievable.</p>
<b>ACCEPTABILITY</b>	
	Acceptable – the community survey and the Pre Submission consultations indicated strong support for the proposals to increase the number of jobs available in the town.

<b>WNP SITE NAME</b>	<b>Land off Spring Close (SHLAA ref 002)</b>
SITE LOCATION	Land to the south west of the town off Verney Road.
GROSS SITE AREA	1.8 ha
CURRENT USE	Green field site
<b>SUITABILITY</b>	
	Not suitable - it is not within the Winslow Settlement Boundary defined in Policy 2 of the WNP and shown on the Proposals Map Inset.  The site location is in the most sensitive landscape character area that surrounds the south of the town.
<b>ACHIEVABILITY &amp; AVAILABILITY</b>	
	n/a
<b>ACCEPTABILITY</b>	
	n/a

<b>WNP SITE NAME</b>	<b>Land west of Granborough Road (SHLAA ref 006)</b>
SITE LOCATION	Land to the south west of Winslow off Granborough Road,
GROSS SITE AREA	7.2 ha
CURRENT USE	Green field site
<b>SUITABILITY</b>	
	Not suitable - it is not within the Winslow Settlement Boundary defined in Policy 2 of the WNP and shown on the Proposals Map Inset.  The site location is in the most sensitive landscape character area that surrounds the south of the town.
<b>ACHIEVABILITY &amp; AVAILABILITY</b>	
	n/a
<b>ACCEPTABILITY</b>	
	n/a

<b>WNP SITE NAME</b>	<b>Glebe Farm, Verney Road (SHLAA ref 009)</b>
SITE LOCATION	Land to the south west of the town off Verney Road.
GROSS SITE AREA	3.38 ha
CURRENT USE	Green field, nursery and a dwelling.
<b>SUITABILITY</b>	
	<p>Not suitable - it is not within the Winslow Settlement Boundary defined in Policy 2 of the WNP and shown on the Proposals Map Inset.</p> <p>The site location is in the most sensitive landscape character area that surrounds the south of the town.</p>
<b>ACHIEVABILITY &amp; AVAILABILITY</b>	
	n/a
<b>ACCEPTABILITY</b>	
	n/a

<b>WNP SITE NAME</b>	<b>Land to east of B4033 Great Horwood Road (SHLAA ref 013)</b>
SITE LOCATION	Land north of the railway line and east of Great Horwood Road and Buckingham Road.
GROSS SITE AREA	1.5 ha
CURRENT USE	Green field site
<b>SUITABILITY</b>	
	<p>Not suitable - it is not within the Winslow Settlement Boundary defined in Policy 2 of the WNP and shown on the Proposals Map Inset.</p> <p>The land is a small part of an extensive development promotion site north of the railway line, the scale of which is beyond the scope of the WNP to address during its plan period. The site cannot be assessed in isolation of that promotion.</p>
<b>ACHIEVABILITY &amp; AVAILABILITY</b>	
	n/a
<b>ACCEPTABILITY</b>	
	n/a

<b>WNP SITE NAME</b>	<b>Land to east of Little Horwood Road (SHLAA ref 014)</b>
SITE LOCATION	Land east of Little Horwood Road south of the railway line.
GROSS SITE AREA	1.5 ha
CURRENT USE	Green field site
<b>SUITABILITY</b>	
	<p>Not suitable - it is not within the Winslow Settlement Boundary defined in Policy 2 of the WNP and shown on the Proposals Map Inset.</p> <p>The site is part of an extensive tract of land in the open countryside beyond the established eastern boundary of the town. The land is an extensive development promotion site that, in effect, comprises SHLAA sites 019 and 017, the scale of which is beyond the scope of the WNP to address during its plan period. The site cannot be assessed in isolation of that promotion.</p> <p>There are no land requirements for any use that cannot be met from within the defined Settlement Boundary.</p>
<b>ACHIEVABILITY &amp; AVAILABILITY</b>	
	n/a
<b>ACCEPTABILITY</b>	
	n/a

<b>WNP SITE NAME</b>	<b>Land East of Little Horwood Road (SHLAA ref 019)</b>
SITE LOCATION	Land east of Little Horwood Road and north of Sheep Street.
GROSS SITE AREA	1.5 ha
CURRENT USE	Green field site
<b>SUITABILITY</b>	
	<p>Not suitable - it is not within the Winslow Settlement Boundary defined in Policy 2 of the WNP and shown on the Proposals Map Inset.</p> <p>The site is part of an extensive tract of land in the open countryside beyond the established eastern boundary of the town. The land is an extensive development promotion site that, in effect, comprises SHLAA sites 014 and 017, the scale of which is beyond the scope of the WNP to address during its plan period. The site cannot be assessed in isolation of that promotion.</p> <p>There are no land requirements for any use that cannot be met from within the defined Settlement Boundary.</p>
<b>ACHIEVABILITY &amp; AVAILABILITY</b>	
	n/a
<b>ACCEPTABILITY</b>	
	n/a

<b>WNP SITE NAME</b>	<b>Land South of Sheep Street (SHLAA ref 017)</b>
SITE LOCATION	Land south of Sheep Street.
GROSS SITE AREA	1.5 ha
CURRENT USE	Green field site
<b>SUITABILITY</b>	
	Not suitable - it is not within the Winslow Settlement Boundary defined in Policy 2 of the WNP and shown on the Proposals Map Inset.  The site location is in the most sensitive landscape character area that surrounds the south of the town.
<b>ACHIEVABILITY &amp; AVAILABILITY</b>	
	n/a
<b>ACCEPTABILITY</b>	
	n/a

<b>WNP SITE NAME</b>	<b>Land opposite Winslow Hall, Sheep Street (SHLAA ref 016)</b>
SITE LOCATION	Land south of Sheep Street opposite Winslow Hall.
GROSS SITE AREA	1.5 ha
CURRENT USE	Green field site
<b>SUITABILITY</b>	
	Not suitable - it is not within the Winslow Settlement Boundary defined in Policy 2 of the WNP and shown on the Proposals Map Inset.  The site location is in the most sensitive landscape character area that surrounds the south of the town.
<b>ACHIEVABILITY &amp; AVAILABILITY</b>	
	n/a
<b>ACCEPTABILITY</b>	
	n/a

<b>WNP SITE NAME</b>	<b>Land off Magpie Way (SHLAA ref 018)</b>
SITE LOCATION	Land between the railway line and properties on Magpie Way and Lake Close.
GROSS SITE AREA	1.5 ha
CURRENT USE	Green field site
<b>SUITABILITY</b>	
	Not suitable - it is not within the Winslow Settlement Boundary defined in Policy 2 of the WNP and shown on the Proposals Map Inset.  The land has informal recreational and biodiversity value.
<b>ACHIEVABILITY &amp; AVAILABILITY</b>	
	n/a
<b>ACCEPTABILITY</b>	
	n/a

<b>WNP SITE NAME</b>	<b>Land at Tinkers End (SHLAA ref 004)</b>
SITE LOCATION	Land behind properties on Granborough Road.
GROSS SITE AREA	1.5 ha
CURRENT USE	Green field site
<b>SUITABILITY</b>	
	Not suitable - it is not within the Winslow Settlement Boundary defined in Policy 2 of the WNP and shown on the Proposals Map Inset.  The site location is in the most sensitive landscape character area that surrounds the south of the town.
<b>ACHIEVABILITY &amp; AVAILABILITY</b>	
	n/a
<b>ACCEPTABILITY</b>	
	n/a

<b>WNP SITE NAME</b>	<b>Land at Tinkers End Garage (SHLAA ref 015)</b>
SITE LOCATION	Land east of Granborough Road.
GROSS SITE AREA	1.5 ha
CURRENT USE	Green field site
<b>SUITABILITY</b>	
	<p>Not suitable - it is not within the Winslow Settlement Boundary defined in Policy 2 of the WNP and shown on the Proposals Map Inset.</p> <p>The site location is in the most sensitive landscape character area that surrounds the south of the town.</p>
<b>ACHIEVABILITY &amp; AVAILABILITY</b>	
	n/a
<b>ACCEPTABILITY</b>	
	n/a

## **APPENDIX A**

### **DEFINITIONS OF TERMINOLOGY**

Deliverable sites are available now, in a suitable location for housing and are physically and financially achievable, offering a reasonable prospect of housing delivery in the first five years.

Developable sites should be in a suitable location for housing development, with a reasonable prospect of becoming available and achievable at a point in time beyond five years.

Where a site is unlikely to be suitable, available and achievable at any time within the plan period, it is regarded as not currently developable.

#### **Suitability**

A site is suitable for housing if it offers an acceptable location for housing development and would contribute to the creation of sustainable, mixed communities. The following broad factors are considered in the assessment of each site:

- Policy restrictions – landscape character, environmental designations, local and national planning policy
- Physical constraints or limitations – access, highway concerns, ground conditions, flood risk
- Potential impacts – on the landscape, listed buildings, Conservation Areas etc
- Residential amenity – for nearby and future residents

#### **Availability**

A site is considered *available* for development if the landowner and/or developer has expressed an intention to develop at some point in time. Where a site is occupied by existing uses, the requirement and time to relocate that use, if appropriate, or the time period within which it may otherwise become available, should be reflected in the proposed phasing of the allocation policy.

Where ownership or intention are unknown, but there is a 'reasonable prospect' of a suitable site being developed at some point in time, it is considered developable in the medium to longer term. If the land is in long-term alternative and viable use or the landowner has categorically stated an intention to withhold the site from development, it is considered *unavailable*.

#### **Achievability**

Achievability relates to the economic viability and physical constraints of a site. This is determined through a consideration of the market against the particular circumstances of each site, such as location and level of affordable housing as well as physical access and topographical considerations. Residual valuation models are not considered necessary given the extent of the study and available resources.

#### **Acceptability**

This test applies to Neighbourhood Plans, given the requirement of the Regulations that the plans must win majority support at a referendum before they can become part of the development plan. This is therefore an additional requirement of the site

assessment process as it does not apply to other development plan documents allocating housing land.

In effect, the requirement places a responsibility on the assessment of each site to make a judgement on the absolute and relative acceptability by local people of the site for future housing development. This judgement may derive from the other technical merits of the assessment, as outlined above, but need not.