

Strategic Housing Land Availability Assessment (SHLAA)

Development of Suitability Matrix Local Policy Forum 1 May 2008 Workshop 2

Comments

- The Group focussed on applying the Matrix to Site A and on understanding the process and any benefits or limitations therein.
- In general it was agreed that the thought process required by the matrix worked well when combined with the information provided by the maps.
- The group felt that the two stage process worked once it was fully understood, allowing a strategic tier of constraint and information to be identified and applied first before progressing onto the more detailed issues outlined under Stage B. this would allow for poor sites in conflict with Stage A to be removed without undertaking unnecessary work.
- In following through the assessment of Site A the general conclusion was that the site did not raise any suitability issues except for its location in excess of 100m from the nearest principle centre and was therefore a viable and suitable site for continued consideration.

Improvements to Matrix (including additional factors to be considered)

- In working through the matrix a number of points were raised regarding the practical application of the objectives in the matrix. These concerned the following issues:
- **Stage A, Q.1:** whilst the current wording would work, it may assist SBC to allow for a 100 metre flex to the settlement boundary where this would accommodate suitable sites. Such an adjustment should only be up to 100 metres and would in effect allow for a de minimis overspill or settlement boundary extension without compromising the objectives locating the boundary in the first instance or being too rigid so as to lose or reduce the potential of valuable sites.
- **Stage A, Q.3:** whilst the objective is agreed with it should also recognise the need to consider cumulative impacts outside of the flood zones that may have an impact within those zones, e.g. increased hard surface provision through new infrastructure and development combining adjacent to or close by flood risk zones to increase surface water flow into those zones.
- **Stage B, Q.2 Impact on Habitat:** for clarity at all stages of assessment the group considered it would be useful to define what is covered by statutory designation and what is not, in respect of flora and fauna.
- **Stage B, Q.3 Air Quality:** as with flood risk zones, it is necessary to consider the cumulative impacts of development outside of the air quality zones and any resulting impacts that they may have upon air quality within the zone.
- **Stage B, Q.3 SPZs:** as with flood risk zones and Air Quality Zones there is a need to consider cumulative impacts outside of the zone that may have an impact within the zone.
- **Stage B, Q.4 Infrastructure Capacity:** it was not clear how an assessment of the ability of a site to connect to utilities could be made based on the information presented on the map accompanying Site A, and that this should be defined.