

# Strategic Housing Land Availability Assessment (SHLAA)

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

### ***Comments***

- The group queried what would happen if a site failed to 'tick' all the boxes – would it then be automatically rejected? How would this decision be made? Subjectivity required.
- It was noted that just recording proximity and distances to local facilities was inadequate. Account must be taken at some stage of the capacity of that infrastructure to support additional development.
- Additional information may need to be made available to assist with the process, for example, in assessing the compatibility of development with adjoining uses, the type of employment uses in close proximity may be relevant to site suitability.
- There is no account of current road congestion/highway capacity.
- There was concern expressed about the severance effect of development on interests of importance and whether this could be adequately recorded in the matrix e.g. in the Site B example, part of the ancient woodland would be lost.

### ***Improvements to Matrix (including additional factors to be considered)***

- The matrix should include access/proximity to healthcare/dentists and community buildings.
- It would help if there were space to record comments or other observations by way of a caveat/explanation for the 'tick box' choice. The simple 'tick-box' approach is 'black and white'.
- It was noted that the matrix whilst recording distance to facilities, did not take account of the method of transport, whether on foot, by car etc. or the accessibility of routes e.g. for children.
- There is no account taken of open space/recreation and access to these areas, particularly sports facilities.
- Access/distance to employment areas should be noted.