

Strategic Housing Land Availability Assessment (SHLAA) Definitions

The definition of '**deliverable**' is that a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years and in particular that the development of the site is viable.

- A site is considered **available** for housing if (to the best of our knowledge) it is controlled by a housing developer, or the landowner has expressed an interest to sell or to develop the site.
- A site is considered **suitable** for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.
- A site is considered **viable** for housing if there is a reasonable prospect that housing will be developed on the site. The viability of the site can be affected by market, cost and delivery factors.

The definition of '**developable**' is that a site is in a suitable location for housing development and there should be a reasonable prospect that it will be available for development and could be viably developed at a specific point in time.

- A site is considered **suitable** for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.
- A site is considered **viable** for housing if there is a reasonable prospect that housing will be developed on the site. The viability of the site can be affected by market, cost and delivery factors.

Inclusion within the 'developable' category does not necessarily mean a site will move into the 'deliverable' category or that it will come forward for development. This may require a change in availability of the site; changes to the existing policy covering the site; or changes to the current viability of the scheme (for example improved technologies or improvements to the housing market).

The definition of '**not currently developable**' is where it is not known when a site could be developed. This may be, for example, because one of the constraints to development is severe, and it is not known if or when it might be overcome.

Cheshire East SHLAA 2012

Sites of 10 or more dwellings

