

Appendix 12 Summary of Data Collected and Definitions

Summary of Data Collected and Definitions 1

SUMMARY OF INFORMATION IN SHLAA DATABASE

The following table provides a summary of the main fields and data options in the SHLAA database, the actual database itself is more extensive.

Field Name	Data Options	Guidance Notes and Definitions
SHLAA Ref	5 digit number	Number incrementally
Urban Audit Ref no	Urban Audit/UCS site number	Urban Capacity Study database
Call for Sites Ref	'Call for Sites' 4 digit reference number	'Call For Sites' Files
NLUD Ref	NLUD database 9 digit reference number	NLUD database
HLA Ref	HLA 6 character reference	HLA database
Address	Name/Number of site	Eg name, number where known or where does not exist -, Land off/ junction of/adjacent etc
Road/Street Name	Name of road/street	Main road name relating to site (where adjoins several roads)
Settlement Name	Look up Table	Look Up Table lists all settlements in district
Town	Name of Town	Name of town where site found
Post Code	Post Code of site	Where known – will not exist for all sites
Northing	Northing part of Grid Ref	Competed from GIS
Easting	Easting part of Grid Ref	Competed from GIS
Gross Site Area	Gross area of site	Competed from GIS
Settlement Type	Sub-regional Centre Principal Service Centre Town	Sub-regional centre is Halifax Principal Town is Brighouse Other Towns are Elland, Sowerby Bridge, Hebden Bridge, Mytholmroyd, Todmorden (sites within or adjoining these settlements) Villages are remaining settlements
Type of Location	Village Not in Settlement In Settlement Settlement Extension Rural	Within an existing settlement Sites adjacent settlements Sites in smaller villages washed over by Green Belt/Area Around Todmorden or inset
Site Type	Land Buildings Land and Buildings	
Area of Change	Yes/No	Where site is in major regeneration area
Broad Location	Yes/No	Whether site is a broad location of specific site
Current main use	Look Up Table	Predominant use on site at time of field survey
PDL/G	Brownfield Greenfield Mix of Brownfield and Greenfield	Field Survey and Aerial photographs
Status	Outline permission Full/Reserved Matters permission Under construction Built Lapsed permission RCUDP allocation LDF allocation	Stage in development process at time of survey

2 Summary of Data Collected and Definitions

12

Field Name	Data Options	Guidance Notes and Definitions
	Identified site	
Assumed/Actual Average Density		Actual density on planning permissions. Density multipliers for other sites amended following Working Group responses
Total Dwelling Capacity		Working Group responses
Remaining Capacity		Capacity minus completions
Site Status	Outline Permission Full Permission and/or Reserved Matters Under Construction Built Lapsed Permission RCUDP Allocation LDF Allocation	Current position in development process
Main RCUDP designation	Main designation in RCUDP Identified Site	Eg. - Green Belt, Area Around Todmorden, Primary Housing Area, Primary Employment Area, Town Centre
Suitability	Yes	Site has outline or full/reserved matters pp Brownfield allocation in RCUDP Brownfield mixed use allocation which includes housing component Accords with national policy in PPS1 and PPS3 and with RSS. Location: • promotes sustainable development • promotes use of suitably located brownfield land • promotes urban and rural regeneration • promotes reduction in the need to travel by making fullest use of public transport and focusing development in existing centres and near to major public transport interchanges • has a good range of community facilities • has good access to jobs, key services and infrastructure • offers potential for mix of housing • provides opportunity to provide mixed use development
	Possibly	Greenfield Allocation in RCUDP Brownfield land allocated for non-residential uses in RCUDP but potentially suitable for housing – eg older industrial premises meeting tests in Policy E5 Suitability marginal in relation to national policy (PPS1, PPS3) and RSS: • Location does not offer good range of community facilities but development may improve situation • Location does not offer good access to jobs, key services and infrastructure • Location does not offer potential for mix of housing • Location does not offer opportunity to provide mixed use development • Some utilisation of previously developed land • Potential to assist urban and rural regeneration if appropriate scheme brought forward • May be potential to utilise public transport/introduce new public transport infrastructure • Any environmental effects could be mitigated to an acceptable extent • Is brownfield land outside but adjacent urban area (boundary of urban area is that defined

Field Name	Data Options	Guidance Notes and Definitions
		in RCUDP)
	Not Currently Suitable	- Greenfield land immediately adjacent urban area Does not accord with national policy (PPS1, PPS3) and RSS: - location means following principles of sustainable development unachievable - negative impact on landscape quality - negative impact on nature conservation and biodiversity - location has very limited range of community facilities - very limited access to jobs, key services and infrastructure
Availability	Yes	Currently Available - No legal or ownership problems (eg tenancies, multiple ownerships, operational requirements, ransom strips etc).
	High Possibility	Not Currently Available but information from owner and/or developer suggests site should realistically become available in short term (next 7 years). Commitment from developer to build or owner to sell within this period.
	Low Possibility	Not Currently Available but information from owner and/or developer suggests site should realistically become available in medium to longer term (8-17 years). Commitment from developer to build or owner to sell within this period.
	No	Unlikely to become available in next 17 years
Achievability	Highly likely	Site currently commercially and physically viable. For Example: - Sites under construction - Sites with full or reserved matters planning permission in last 24 months but not yet started. - No obvious constraints preventing development. - Sites with outline consent and with reserved matters application either submitted or likely. - No obvious constraints preventing development. - Sites with planning permission where developer indicates intention to implement permission (questionnaire responses) - Sites without planning permission but where private developer/land owner has indicated intention to submit full application within years 1-3. No significant constraints or sites where constraints can be overcome.
	Possible	Site will become commercially and physically viable in short to medium term. For Example: - Sites with full or outline permission but where constraints or market considerations are likely to delay implementation of permission (questionnaire responses) - Reasonably attractive location with at least average housing market and any constraints can be met with funding likely to be available to cover costs
	Not Achievable	Site not commercially and physically viable even in longer term. For Example: Sites without planning permission where constraints and/or market considerations are likely to prevent development
Deliverability	Short term deliverable site	Can be delivered within 7 years
	Medium term deliverable site	Can be delivered in years 8 – 12
	Long term deliverable site	Can be delivered in years 13 – 17
	Held in Abeyance	Unsuitable, and/or unavailable, and/or unachievable before year 18
Estimated dwelling completions by Years 1 -18+	Number potential completions by year	Best estimate based on views of Working Group and taking account of achievable number of completions annually
Potential Type of housing	4 bed detached 3 bed detached	Field Survey for context of site + Working Group Responses

4 Summary of Data Collected and Definitions

Field Name	Data Options	Guidance Notes and Definitions
	2/3 bed semi-detached 2/3 bed terrace Flats Affordable Homes Sheltered/Special Needs	
General Comments		
Constraint Type	Look Up Table	List of constraint types provided in Look Up Table
Action Required?	Yes, No or N/A	
Action required to overcome constraints	Look Up Table	List of possible actions provided in Look Up Table
Resolve in Plan Period?	Yes or No	
Planning Permission Number	Planning permission reference number	From HLA database
Planning Permission Type	Outline Full/Reserved Matters Refused Lapsed	From HLA database
Decision Date	Date of Decision	From HLA database
Description	Description of planning permission	From HLA database
Title	Dr/Mr/Mrs/Miss/Ms	Title of land owner or developer
First Name	Name of Owner/Developer	First name of land owner or developer
Surname	Name of Owner/Developer	Surname of land owner or developer
Property	Address Name/Number	Property number or name for contact address
Road/Street Name	Address Road/Street Name	Road or street name for contact address
Town/City	Postal Address Town	Postal town for contact address
County	Name of County	County name for contact address
Post Code	Post Code	Post Code for contact address
Telephone	Telephone number	Telephone number for contact address
Email	Email address	Email address for land owner or developer
Owner	Yes/No	
Developer	Yes/No	
Agent	Yes/No	
Sole Owner	Yes/No	Whether person putting site forward is sole owner or there are others