

Appendix 13 Working Group Assessment of Developability and Deliverability Pro Forma

Calderdale SHLAA Working Group

Assessment of Developability and Deliverability Pro-forma

To be completed by Working Group Members (See accompanying notes and plans/schedules)

SHLAA Ref:	
1 Availability	
1a Availability Category	
Please select the relevant category (mark Y)	
Yes (Currently available – no legal or ownership problems)	
High Possibility (Available in next 7 years based on information from owner/developer)	
Low Possibility (Not currently available but information from owner/developer suggests site should realistically become available in 8 -17 years)	
No (Unlikely to be available in next 17 years)	
1b Availability Comments	
2 Developability	
General Comments	
3 Achievability	
3a Achievability Category	
Please select the relevant category (mark Y)	
Highly Likely (Site currently commercially and physically viable in short term/1 to 7 years – eg sites under construction and with planning permission or application to be submitted within years 1-3)	
Possible (Site will become commercially and physically viable in medium term/8 to 17 years)	
Not Achievable (Site not commercially and physically viable even in longer term – after year 17)	

3b Achievability Comments	
4 Deliverability	
4a Deliverability Category	
Please select the relevant category (mark Y)	
Short Term Deliverable Site (Can be delivered in years 1 to 7)	
Medium Term Deliverable Site (Can be delivered in years 8 to 12)	
Long Term Deliverable Site (Can be delivered in years 13 to 17)	
Held in Abeyance (Unsuitable, and/or unavailable, and/or unachievable before year 18)	
4b Deliverability Comments	
5 Capacity	
5a Site Capacity	
The number of dwellings a site could accommodate has been calculated by applying the net density multipliers to the site area. If you do not agree with the capacity figure what figure is more appropriate and why?	
5b Potential number dwellings deliverable by year.	
Please indicate the annual number of dwellings that could be delivered. Year 1 is 2009/2010.	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	
Year 11	
Year 12	
Year 13	
Year 14	
Year 15	
Year 16	
Year 17	

6 Housing Type	
Please indicate the type of housing appropriate to this site and location that the market would support (mark Y for all relevant categories)	
Type	
4 bed Detached	
3 bed detached	
2/3 bed Semi-detached	
2/3 bed terrace	
Flats	
Affordable Homes (intermediate/social rented)	
Sheltered/Special Needs	
7 Constraints	
If constraints are shown for this site is action required to overcome these? (delete as appropriate)	
Yes	
No	
N/A	
If so what action should be taken?	
If yes, can these constraints be overcome in the plan period (2026)? (delete as appropriate)	
Yes	
No	
8 Any other information	