



Stroud District Council

Strategic Housing Land Availability Assessment Site Assessment Panel Terms of Reference

July 2009

1. The purpose of the SHLAA Panel is to establish the deliverability and developability of sites put forward for housing development, as part of the Strategic Housing Land Availability Assessment for Stroud District. The SHLAA will provide part of the evidence base for the Stroud District Core Strategy. Guidance on SHLAA's can be found in the 'Strategic Housing Land Availability Assessments - Practice Guidance' published by Communities and Local Government (July 2007).
2. The Panel will consist of representatives invited by Stroud District Council. It is likely that Panel members would represent the development industry, social landlords and property agents in addition to Stroud District Council. The Panel members may change to reflect the areas covered by the sites being considered.
3. Panel members will be expected to declare their financial or other interests in any site under discussion.
4. The names and contact details of Panel members will be recorded and made available on public request.
5. No payment will be offered for attendance at a Panel meeting or for site visits.
6. Results for each site considered by the Panel will be made available to all panel members, and will eventually be published along with other information on sites.
7. The SHLAA databases will remain the property of Stroud District Council.
8. Each site assessor will be expected to review up to 25 sites in advance of an all-day Panel meeting on **Wednesday 12th August 2009**.
9. With suitable sites the panel will consider the housing development potential (developability) of sites in order to establish their availability in terms of years (e.g. now, within 5 years, etc). They will consider as appropriate the following:
 - Market demand for housing in the area
 - Potential costs associated with site development, including physical/infrastructure constraints.
 - Potential financial viability of site for housing development.
 - Potential housing capacity of a site.
 - Known ownership / attitude of owners.
10. At the Panel meeting, the Panel will provide, for each site presented, a brief, reasoned judgment, setting out the factors taken into account, and an indication of what period for development (if any) the site should be included in (i.e. 0-5 years, 6-10, 11-15, 15+/not at all). Where relevant the Panel may indicate a housing capacity for the site.