

Appendix 1

Land Assessment Grid – Suitability for Housing and Delivery Method Proposed

Site Address	
Ward	
Existing Use	
Local Plan Designation	
Site Boundary	
Site Ariel View	
Site Photographs	
Site Identified by	Eg. Housing Dept/ Property dept /Education etc

Criteria	Detail
Site size	Measured from Geographic Information System
Site Capacity	Dwellings per ha reflecting planning policy or from capacity study
Suitability for affordable housing	Proximity to existing Housing Revenue Account stock for ease of management. Proximity to local services and public transport accessibility Capable of meeting expressed (affordable) housing need
Land Condition/Deliverability	Existing use and obvious constraints on delivery, topography, flooding, contamination
Any infrastructure/access issues	Requirement to relocate/extent of underground utility services, highways access constraints/ substations
Wider regeneration – is the site part of a Strategic programme?	Scope to contribute towards area based place making Is the site part of a 'strategic programme' e.g. Towns Fund, ASELA, potential bid for grant funding from Homes England.
Planning Constraints	Extent of planning constraints and likelihood of them being overcome – e.g. overlooking, loss of amenity, access
Legal & Land constraints	Existence of constraints to development, such as : <ul style="list-style-type: none"> • Type(quality) of Title held • Rights necessary for development • Other relevant leases, easements, rights of way or light • Environmental and flood search records • Chancel repair liability • Other landownership e.g. garages
Value of land	Existing use valuation and/or with outline planning for residential.

Criteria	Detail
Any local issues?	Local community issues or constraints, loss of community assets, community groups
Existing local housing character	Suburban/urban/rural Apartments or houses High or low rise
Does it impact on economic growth/jobs?	Any loss of employment land Potential for job creation or social value
Is the land part of a wider possible scheme? If so – ownerships?	Are there adjoining land ownership where land assembly could increase value or scope of opportunity
Financial viability	High level financial viability appraisal. Including consideration of affordable housing rental levels/supported borrowing , income target, return on investment Availability of Homes England/RTB/Other grant funding
Proposed Development Programme	Milestones of <ul style="list-style-type: none"> • Consultation • Planning Submission • Start on Site • Practical completion
Alternative Options considered	E.g. Community provision, play area, supported housing provision
Does this fit with the Strategic Vision for Thurrock?	How proposal meets strategic vision
Key benefits	Key benefits e.g. influencing housing delivery test, affordable housing, and social value/infrastructure.
Key Risks	What are the key risks to successful delivery

Project Managers Justification for use as residential

This enables the project manager to put forward a rounded justification why the site should be considered for residential development taking into account all the criteria above.

By having a justification overall it enables challenge focussed on the merits of the proposal and not on a scoring system.

If recommended for Residential select route:

- Joint Venture (JV)
- Private Sale (PS)
- Housing Revenue Account (HRA)
- Thurrock Regeneration Ltd (TRL)

Rationale for route selected.

Consultation with Property Team - comments