

Appendix 1

Planning definition of 'deliverable' and 'developable'

The planning definitions, set out in 'Planning Policy for Traveller Sites' (August 2015), footnote 4 and 5, are:

4. To be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within five years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

5. To be considered developable, sites should be in a suitable location for traveller site development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged

Site Assessment Summary

	Suitable	Available	Viable
Former Town Ham Allotments	No – investigatory work undertaken by the City Council confirms significant constraints that affect the suitability of the site. The most significant of these is the presence of a high-pressure oil pipe, which introduces a development exclusion area. The site is also subject to significant contamination as a former landfill.	Whilst the City Council as landowner would make the site available if it was suitable, it cannot be accessed by large vehicles via the existing track. Other forms of access are ransomed via third party ownerships.	No – the extent of constraints and limited developable area mean redevelopment of the site is not viable.
40 Sims Lane	No – site located within the 'cordon sanitaire' around Netheridge Sewage Treatment Works.	Yes	Yes
Port Ham Sidings	No – site located within floodzone 3.	No	N/A
Land at Hempsted Meadows	No – site located within the 'cordon sanitaire' around Netheridge Sewage Treatment Works.	No	N/A
Land off Naas Lane	N/A – the site is operating as a car storage facility.	No	N/A
Land rear of St Oswalds Retail Park	Yes – the site provides a suitable location for residential development.	No. Whilst the City Council owns the freehold, a significant proportion of the site is subject to	No. The land is subject to significant constraints in the form of contamination and a leachate

		a third-party leasehold, and other an option for alternative forms of development.	drain. The redevelopment of the site requires higher value uses in order to be viable. In addition, land assembly costs are substantial.
Land adjacent to Hempsted Recycling Centre	No – located directly adjacent to the landfill.	No	N/A
Land adjacent to Netheridge Sewage Treatment Works	No – site located within the 'cordon sanitaire' around Netheridge Sewage Treatment Works.	No	N/A
Land adjacent to Riverside Health and Fitness Club	No – the site is designated public open space and located in floodzone 3.	No	N/A
Land South of A417 (Over Causeway)	No – the site is located in floodzone 3.	No	N/A