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## STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA) 2015

### Call for sites - Availability of Potential Sites Form

The purpose of this form is to invite you to submit new sites that you, or your client(s), believe may be suitable for residential or employment development, and which you anticipate could be brought forward prior to 2033.

**NOTE: Please complete a form and return with supporting evidence even if the site features within the current SHLAA. No sites will be automatically carried forward to the new SHLAA.**

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1. Only sites meeting the following criteria should be submitted:-
  - Which could accommodate 5 or more dwellings
  - Economic development on sites of 0.25 ha (or 500m<sup>2</sup> floorspace) or above
2. All submissions must be accompanied by a map. This map should be of an appropriate and recognizable scale (no smaller than 1:10,000) showing the site boundary in red. The map should show the immediate context of the site showing adjacent uses and roads (with names), as well as a scale and north arrow. Failure to provide a map may delay the consideration of your site.
3. Complete a separate form for
  - each site or
  - different scales of development of the same site
4. You must give your name and address for your comments to be considered.
5. Additional forms are available on the Council's website or from the Planning Policy Team on 01799 510454/637 or [planningpolicy@uttlesford.gov.uk](mailto:planningpolicy@uttlesford.gov.uk)

**This form should be returned on or before 1 June 2015**

to

[planningpolicy@uttlesford.gov.uk](mailto:planningpolicy@uttlesford.gov.uk)

or

Planning Policy Team,

Uttlesford District Council,

Council Offices, London Road, Saffron Walden, CB11 4ER

#### DISCLAIMER

If the Strategic Housing Land Availability Study identifies land as having potential, it will not imply that the land will be allocated for development. We will be assessing the constraints and deciding whether sites should be developed as part of work on the Local Plan.

#### DATA PROTECTION AND FREEDOM OF INFORMATION

By responding you are accepting that your response and the information within it will be available for public inspection and published on line. However, any published information will not contain personal details (telephone number, email) of individuals.



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1. YOUR DETAILS	
Name	
Company / Agent Name (if applicable)	
Representing (if applicable)	
Your Contact address	
Telephone number	
Email	

2. Are You ...	YES ✓
Site owner	
Planning Consultant	
Developer	
Housing Association	
Parish or Town Council	
Amenity or Community Group	
Other (please specify)	

3. SITE DETAILS	
Site Address	
Site postcode (if known)	
Site OS grid reference (if known)	
Please attach an up-to-date Ordnance Survey based map outlining the precise boundaries of the site in its entirety and the part which may be suitable for housing or employment (if this is less than the whole). <b>Without this mapped information we are unable to register the site.</b>	



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4. OWNERSHIP OF SITE		
Are you/your client the landowner of the site?	Yes	
	No	
If YES are you/your client .....	Sole Owner	
	Part Owner	
<p>If you/your client are part owner please provide name(s) and address(es) of all the other owners together with evidence to demonstrate that the land is available such as a signed statement from all the landowners.</p>		
<p>If you/your client are not the landowner then please provide name(s) and address(es) of landowner(s) together with evidence to demonstrate that the land is available, such as a signed statement from the landowners.</p>		

5. CURRENT AND POTENTIAL USE		
What is the current use of the site?		
Is there a use on site which needs to be re-provided elsewhere?		
What is the estimated area of the site ( <b>hectares</b> )?	Whole Site	
	Area suitable for development	
What use are you proposing		
Use (tick/mark all that apply)	Yes ✓	Details (number of houses proposed, employment floorspace in m <sup>2</sup> etc)
Market Housing		
Affordable Housing		
Self-Build / Custom Build		
Housing for older people (use class C3)		
Residential care home, nursing home (use class C2)		
Gypsy or Traveller pitch		
Employment (use class B1)		
Employment (use class B2)		
Employment (use class B8)		



Employment (use class other)		
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<b>6. POSSIBLE CONSTRAINTS</b>	
To the best of your knowledge, are there any constraints that may prevent or restrict development on the site? Please provide details on the following:	
Access	Can the site be safely accessed by pedestrians and vehicles? Where would the site be accessed from?
Public rights of way	Do any public rights of way such as footpaths and bridleways cross the site or run adjacent to it?
Topography / gradient	Does the site have a slope and would it have any implications for development?
Natural features	Does the site and adjacent land have any natural features such as woodland, hedgerows, trees, ponds, streams?
Heritage Assets	Does the site contain or is it adjacent to any listed buildings, ancient monuments or archaeological sites? Does any part of the site lie within or adjoin a conservation area?
Flood risk	Is any part of the site within an identified Flood Zone? (As defined by the Environment Agency and available on their website.);



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Surface Water Drainage	Does the site have any issues with surface water drainage? Does the site become water logged? Does run-off from the site impact neighbouring uses, or highways?
Contamination/ pollution	Is the site contaminated or is there potential for contamination from a previous or nearby use? Has any survey work been done? Has any remedial measures taken place?
Legal or ownership issues	Is the site subject to any ransom strips? Do third parties have access rights over the land? Are there any unresolved multiple ownerships; any restrictive covenants affecting the land; tenancies or operational requirements of landowners?
Utilities (Water, sewerage, electricity, gas, telecommunications)	Are utilities available on site? Please give details of any discussions with utility providers regarding provision on site.
Any other considerations	
Do you believe constraints on the site could be overcome? If so, please explain.	



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<b>7. AVAILABILITY</b>	
Please indicate which period of time you think the site could come forward in, factoring in overcoming any ownership or physical constraints and the planning process.	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
If you anticipate the site could become available for development within the first 5 years of the adopted Local Plan, what would be your best estimate of a more precise year? Please indicate the number of dwellings or floorspace to be delivered each year.	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Once commenced, how many years do you think it would take to develop the site?	
Please provide an average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	



**8. DELIVERABILITY**

The Council will assess each site submitted for its deliverability. The Council considers that the following information is required for each site submitted in order to fully assess deliverability. The absence of any of these documents could call into question the deliverability of the site.

**Guidance notes are provided at the end of the form**

- Flood Risk Assessment
- Phase 1 Contaminated Land Assessment
- Viability Assessment
- Transport information

Proposals of 500 or more dwellings and/or over 2500m<sup>2</sup> economic development must also include a

- Transport Assessment
- Assessment against Garden Development principles

**9. SURVEY**

In identifying such a site you are giving permission for an officer of the Council to access the site in order to ascertain site suitability.

Are there any issues which would prevent officers of the Council undertaking a site visit? (For instance where the site is secured and not visible from a public highway),	YES	
	NO	

If yes please provide contact details of the person who should be contacted to arrange a site visit.

**10. OTHER ISSUES**

Please provide details of any other issues that we should be aware of



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A large, empty rectangular box with a black border, intended for providing information about potential sites.





## Guidance notes on Deliverability

### Flood Risk Assessment

A flood risk assessment (FRA) needs to identify and assess the risks of all forms of flooding to and from the development and demonstrates how any flood risks will be managed, taking climate change into account. Please see the Environment Agency website <https://www.gov.uk/planning-applications-assessing-flood-risk> for further advice and guidance.

### Phase 1 Contaminated Land Assessment (desk top study)

The purpose of the assessment is to identify current and former uses and its potential to cause contamination. The level of detail of the assessment needs to be proportionate to the size of site and scale of development. The assessment should include:-

- The condition of soil and vegetation, and any evidence of fly-tipped or similar material;
- The condition of structures on site, including any potential for the presence of asbestos, fuel storage (including heating oil);
- Previous, present and proposed uses of the site and direct vicinity;
- Previous and current industrial processes carried out on site;
- Details of any waste disposal practices;
- Details of any spillage or pollution incidents;
- Any excavation and infilling activities (including current or historic landfill within 250m);
- A review of any previous investigations;
- An appreciation of all potential receptors on and outside of the site.

### Viability Assessment

The purpose of the viability assessment is to confirm that the site can be developed, within a reasonable time and provide for any necessary services and infrastructure. The level of detail of the assessment needs to be proportionate to the size of site and scale of development.

At its most basic, the assessment needs to show that the *sales value* of the completed development exceeds the *existing value* of the land plus the *cost of construction*.

For larger sites the cost of providing the necessary infrastructure and the variety of land uses needs to be taken into account.



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Please inform the Council if you consider that any of the information included in the viability assessment is commercially confidential so that this can be taken into account when publishing documents.

### **Transport Assessment**

Proposals for 500 dwellings and/or 2500m<sup>2</sup> economic development and above  
A Transport Assessment is required for all proposals over 500 dwellings and/or economic development exceeding 2500m<sup>2</sup>.

The traffic growth should be based on TEMPRO and use the methodology outlined in chapter 4 of the Highway Impact Assessment of Draft Local Plan to 2031 (March 2014).

<http://www.uttlesford.gov.uk/CHttpHandler.ashx?id=3010&p=0>

The growth period will need to be rolled forward 2 years to 2033.

***[NB: final form will include more detail on methodology to use]***

The growth factors that should be used in relation to Stansted Airport are below; these are based on Stansted's own estimates and expressed in million passengers per annum (mppa):

2013 – 17 mppa;

2025 – 35 mppa;

2030 – 45 mppa

Proposals for less than 500 dwellings and/or economic development below 2500m<sup>2</sup>

Transport information is still required but this should be proportionate to the size of the development, therefore a full TA is not required and instead the following data should accompany the submission.

- a) A forecast of the number of trips that will be generated by the site (in the am and pm peak hour: 08:00 – 09:00 and 17:00 – 18:00 unless local circumstances indicate otherwise), including the calculation used to attain the figure and the trip rates used in the calculation.
- b) A distribution for these trips on the network and the reasoning behind the distribution.
- c) Access arrangement to the site, number of accesses and which roads they are likely to be on.

### **Garden Development principles**

Proposals for 500 dwellings and above

All proposals for 500 dwellings and above must show how all the principles of Garden Development can be met.



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The Garden Development principles are a distillation of the key elements that have made the Garden Development model of development so successful, articulated for a 21st century context. Modern Garden Developments should be predicated on a fusion of the very high social and environmental standards of Gardens Developments combining the lessons of what has worked in the past and what has not.

Further background information is available here:

<http://www.tcpa.org.uk/pages/garden-cities-the-art-of-building-a-garden-city-garden-city-standards-for-the-21st-century-241.html>

A Garden Development is a holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities. The Garden Development principles are an indivisible and interlocking framework for their delivery, and include:

### **Garden Developments principle**

- 1: Land value capture for the benefit of the community
- 2: Strong vision, leadership and community engagement
- 3: Long-term stewardship
- 4: Mixed-tenure homes and housing types that are genuinely affordable for everyone
- 5: A wide range of local jobs in the Garden Developments within easy commuting distance from homes
- 6: Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy, vibrant communities
- 7: Development that enhances the natural environment, providing net biodiversity gains and using zero-carbon and energy-positive technology to ensure climate resilience
- 8: Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods
- 9: Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport