



For official use only

Reference _____

Received _____

HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT 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 Strategic Housing Land Availability Assessment (SHLAA). No sites in the current SHLAA will be automatically carried forward to the new SHLAA.

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 500m² floorspace) or above
 - Gypsy and Traveller sites which could accommodate 1 or more pitches
2. All submissions must be accompanied by a map. This map should be of an appropriate and recognizable scale (no larger 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

This form should be returned on or before 1 June 2015

to 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.



Strategic Housing Land Availability Assessment 2015
Call for Sites - Availability of Potential Sites Form

For official use only

Received _____

Reference _____

1. YOUR DETAILS	
Name	Rob Hopwood
Company / Agent Name (if applicable)	Bidwells
Representing (if applicable)	The Bartlow Estate
Your Contact address	Bidwells House, Trumpington Road, Cambridge, CB2 9LD
Telephone number	01223 559207
Email	rob.hopwood@bidwells.co.uk

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

3. SITE DETAILS	
Site Address	Gibbs Field, Bartlow
Site postcode (if known)	
Site OS grid reference (if known)	X: 558228 Y: 244963
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). Without this mapped information we are unable to register the site.	



Strategic Housing Land Availability Assessment 2015
Call for Sites - Availability of Potential Sites Form

4. OWNERSHIP OF SITE		
Are you/your client the landowner of the site?	Yes	x
	No	
If YES are you/your client	Sole Owner	x
	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?		
Agricultural		
Is there a use on site which needs to be re-provided elsewhere?		
No		
What is the estimated area of the site (hectares)?	Whole Site	1.12
	Area suitable for development	0.7
What use are you proposing		
Use (tick/mark all that apply)	Yes ✓	Details (number of houses proposed, employment floorspace in m ² etc)
Market Housing	x	12
Affordable Housing	x	8
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)		
------------------------------	--	--

6. POSSIBLE CONSTRAINTS

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	<p>Can the site be safely accessed by pedestrians and vehicles? Where would the site be accessed from?</p> <p>Presently, the site can be safely accessed by vehicles via Bartlow Road and Hadstock Road. As part of the proposal, improvement to the site access will provide safe pedestrian access.</p>
Public rights of way	<p>Do any public rights of way such as footpaths and bridleways cross the site or run adjacent to it?</p> <p>No</p>
Topography / gradient	<p>Does the site have a slope and would it have any implications for development?</p> <p>The site slightly slopes to the south, however, this does not cause any implications for development.</p>
Natural features	<p>Does the site and adjacent land have any natural features such as woodland, hedgerows, trees, ponds, streams?</p> <p>Trees about the southern, eastern and northern boundaries of the site but these will not be within the development area.</p> <p>The adjacent property towards the eastern boundary has a pond within its premises.</p>
Heritage Assets	<p>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?</p>



Strategic Housing Land Availability Assessment 2015
Call for Sites - Availability of Potential Sites Form

	<p>No, the nearest scheduled monument is 221 metres east of the site and the nearest listed building is 208 metres to the north, thus the distance is great and there would not be any impact from the proposal.</p>
Flood risk	<p>Is any part of the site within an identified Flood Zone? (As defined by the Environment Agency and available on their website.);</p> <p>The Environment Agency map does not identify the site within the flood zone.</p> <p>A flood risk assessment is planned to be undertaken in due course.</p>
Surface Water Drainage	<p>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?</p> <p>No</p>
Contamination/pollution	<p>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?</p> <p>The site is surrounded by agricultural land therefore contamination is likely to be minimal. Phase 1 contaminated land assessment are planned to be undertaken in due course.</p>
Legal or ownership issues	<p>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?</p> <p>No, the site is solely under the ownership of the client and therefore is readily able to develop.</p>



**Strategic Housing Land Availability Assessment 2015
Call for Sites - Availability of Potential Sites Form**

Utilities (Water, sewerage, electricity, gas, telecommunications)	Are utilities available on site? Please give details of any discussions with utility providers regarding provision on site. <p style="color: red;">Presently there are no utilities on site. Consultations with the utility companies will be undertaken in due course.</p>
Any other considerations	
Do you believe constraints on the site could be overcome? If so, please explain.	
<p style="color: red;">There are no site issues identified at this stage which would suggest the site could not be developed for housing purposes.</p>	

7. AVAILABILITY	
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	x
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	10
Between April 2018 and March 2019	10
Between April 2019 and March 2020	
Between April 2020 and March 2021	



Strategic Housing Land Availability Assessment 2015
Call for Sites - Availability of Potential Sites Form

After March 2021	
Once commenced, how many years do you think it would take to develop the site?	2
Please provide an average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	
10	



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 2500m² 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	x

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



Strategic Housing Land Availability Assessment 2015 Call for Sites - Availability of Potential Sites Form

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.



Strategic Housing Land Availability Assessment 2015 Call for Sites - Availability of Potential Sites Form

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 2500m² economic development and above

A Transport Assessment is required for all proposals over 500 dwellings and/or economic development exceeding 2500m².

The growth period should cover the Local Plan period to 2033 and a housing growth factor of 580 dwellings per annum assumed.

A factor of **1.36** has been calculated as a universal growth rate for Uttlesford between 2015 and 2033 using NTM/TEMPRO. This should be used in all Transport Assessments to provide consistency.

The latest assumptions of annual dwelling numbers have been incorporated into the calculations (along with wider traffic growth and fuel/income factors). Therefore, for each development proposed, it is advisable that the TEMPRO planning assumptions are revised down by removing the number of households attributed to the submitted development before applying the new growth rate to background traffic flows. Then the submitted development trips should be added in on top. This will prevent any double-counting of development traffic.

No airport passengers are considered in NTEM, therefore these should be added. 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

In regards to airport growth beyond 2025 (35mppa) sites should assume growth continuing at a regular rate until 2030 up to the maximum of 45mppa, beyond 2030 no growth is assumed at the airport. The regular TEMPRO growth should still be applied beyond 2030 up to 2033.

A capacity assessment of Junction 8 will not be required, however the flows on to the arms into junction 8 should be provided to allow an assessment to be undertaken on the existing model as required. The airport growth should be applied to the local network and included within your assessment.

For this exercise the only assessments needed are the base assessment (2015) and at the end of the local plan (2033). Please note that the Uttlesford Local Plan Highways Impact Assessment (2013 and 2014) uses a baseline of 2012 which can be factored up to get a 2015 base line.



Strategic Housing Land Availability Assessment 2015 Call for Sites - Availability of Potential Sites Form

The Transport Assessment should include Information on accessibility of the site including:

- a. Walking distance to nearest bus stop (with at least hourly day time service)
- b. Distance to the nearest rail station – bus service available yes/no
- c. Distance to the nearest town centre – bus service available yes/no
- d. Distance to the nearest GP – bus service available yes/no
- e. Distance to the nearest primary and secondary schools - bus service available to secondary school yes/no
- f. Connectivity to cycling and pedestrian infrastructure

Please explain if any of the facilities are to be provided within the development.

Proposals for less than 500 dwellings and/or economic development below 2500m²

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

- b) 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.
- c) A distribution for these trips on the network and the reasoning behind the distribution.
- d) Access arrangement to the site, number of accesses and which roads they are likely to be on.
- e) Information on accessibility of the site including:
 - a. Walking distance to nearest bus top (with at least hourly day time service)
 - b. Distance to the nearest rail station – bus service available yes/no
 - c. Distance to the nearest town centre – bus service available yes/no
 - d. Distance to the nearest GP – bus service available yes/no
 - e. Distance to the nearest primary and secondary schools bus service available to secondary school yes/no
 - f. Connectivity to cycling and pedestrian infrastructure

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.



Strategic Housing Land Availability Assessment 2015 Call for Sites - Availability of Potential Sites Form

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 Development principles

- 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