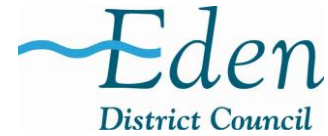


**Eden Local Plan: Selective Consultation  
July 2015 – Land Availability Assessment**



<i>For official use only</i>	
<b>Resp No:</b>	
<b>Rep No:</b>	
<b>Date Rec:</b>	

# COMMENTS FORM

Eden Council is undertaking a selective consultation on parts of its Local Plan evidence base, following the Preferred Local Plan Consultation in July-September 2014. We are consulting on the draft Land Availability Assessment, Strategic Housing Market Assessment, and proposed changes to the settlement hierarchy. Details of the consultation and links to the documents, response forms and online survey can be found at <http://www.eden.gov.uk/planning-and-development/planning-policy-for-eden/>. Paper copies of the documents are available to view at the Council offices and libraries.

Please use this form to submit comments on the **Land Availability Assessment (LAA)**. The LAA assesses the future housing land supply across Eden by looking at whether potential housing sites are suitable, available and achievable. It assesses whether we are likely to have enough housing land to meet our housing requirement.

The consultation on the draft Land Availability Assessment closes at 5pm. on **Monday 24 August 2015**.

Please complete this form in black ink. If there is insufficient space provided, please continue on a separate sheet as necessary and staple it firmly to this form.

If you require a copy in an alternative format (e.g. large print) please contact the Communication Officer on 01768 212137

<b>Your Details</b>	<b>Agent's Details (if applicable)</b>
<b>Name</b> .....	<b>Name</b> .....
<b>Organisation</b> .....	<b>Company</b> .....
<b>Address</b> .....	<b>Address</b> .....
.....	.....
.....	.....
<b>Postcode</b> .....	<b>Postcode</b> .....
<b>Email</b> .....	<b>Email</b> .....

**Signature** ..... **Date** .....

**Please return completed forms to:** Planning Policy, Eden District Council, Mansion House, Penrith, CA11 7YG or email to: [loc.plan2014@eden.gov.uk](mailto:loc.plan2014@eden.gov.uk)

**PART ONE: METHODOLOGY**

1. **Do you have any comments on the methodology of the LAA and the way it has assessed sites?**

Comments:

**PART TWO: FINDINGS**

2. **Do you agree with the LAA's judgement that there is a sufficient supply of housing land in Eden to meet the district's objectively assessed housing need over the Local Plan period?**

Yes       No

Comments:

**PART THREE: COMMENTS ON SPECIFIC SITES IN THE LAA**

Site Reference Number: .....

Site Name: .....

Do you agree with judgement made in the LAA on the site's suitability, availability and achievability?

Yes  No

Comments:

Site Reference Number: .....

Site Name: .....

Do you agree with judgement made in the LAA on its suitability, availability and achievability?

Yes  No

Comments:

**PART FOUR: GENERAL COMMENTS**

Please provide any further comments you may have on the draft Land Availability Assessment.

Comments:

## PART FIVE: PROPOSE A NEW SITE FOR INCLUSION IN THE LAA

Please fill in this section of the form if you own/have an interest in land which you consider could be developed for housing and wish it to be considered in a future version of the LAA.

Please ensure you provide as much information about the site as possible.

### Site Details

Site Address:	
Site Size:	
Brownfield/Greenfield?:	
Existing Use:	
Surrounding Land Uses:	

### Site Suitability

	Yes	No	Unknown	Comments
Is the site steeply sloping?				
Does the site have a safe vehicular access/can one be made available?				
Would residential development on the site conflict with surrounding land uses?				
Is there a risk the site may be contaminated?				
Is the site within flood zones 2 or 3? (Check Environment Agency Flood Maps)				
Is the site at risk of surface water flooding or does it have any drainage issues?				
Is the site near to/could it impact upon any heritage assets? (e.g. listed buildings, conservation areas, scheduled ancient monuments, historic parks and				

gardens, archaeological sites)				
Is the site near to/could it impact upon any sites important for wildlife/conservation? (e.g. Sites of Special Scientific Interest, Special Areas of Conservation, Special Protection Areas, Ramsar Sites, National/Local Nature Reserve, County Wildlife Site, Priority Habitat)				
Is the site near to/could it impact upon trees protected by Tree Protection Orders or Ancient Woodland?				
Are there any physical constraints on the site such as utility installations (e.g. overhead lines, mains underground pipes/pipelines etc)				

*Note: You may find the government's mapping website [www.magic.gov.uk](http://www.magic.gov.uk) useful in answering some of the above questions.*

### **Site Availability**

	Yes	No	Unknown	Comments
Are you (or your client) the sole landowner of the site? (If the site is in multiple ownership please provide the details of other landowners in the comments box)				
Are there any known constraints that may prevent the land being developed for housing (e.g. restrictive covenants, agricultural tenancies, ransom strips etc)				
Is the site available for development immediately? If it is not immediately available please state when it is likely to become available in the comments box				

## Site Achievability

	Yes	No	Unknown	Comments
Is the site in an attractive and marketable location for housing development?				
Are there likely to be any abnormal costs in developing the site? (e.g. high remediation costs, major infrastructure constraints etc?)				
Are you aware of any house builder interest in the site?				
Do you consider that the site can be viably developed?				

	2014-2019	2019 onwards	Comments
In what time period do you consider the site could be developed?			

Further Comments: