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# Strategic Housing and Economic Land Availability Assessment [SHELAA] and Brownfield Land Register

# Call for Sites Submission Form: September 2017

Please complete this form if you would like to suggest land for future development in Eden District.

Any sites that are submitted using this form will be considered for inclusion in the Council's Strategic Housing and Economic Land Availability Assessment [SHELAA].

If the site is on previously developed land (as defined in the National Planning Policy Framework), and the proposal is housing-led, it will also automatically be considered for inclusion in Part 1 of the Council's Brownfield Land Register in accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017[[1]](#footnote-1).

Please note that the SHELAA and Brownfield Land Register are NOT policy documents; they are technical documents which consider potential capacity. They do not make decisions or recommendations on which sites should be allocated for development or granted planning permission.

## Guidance on Submitting Information

Please complete the following form as fully as possible. If something is unknown, please indicate this where appropriate or leave the box blank.

In completing the form:

* Use a separate form for each site
* Enclose an Ordnance Survey map[[2]](#footnote-2) at a scale of 1:1250 (or 1:2500 map for larger sites), clearly showing the boundaries of the site
* Please sign and date the declaration at the end of the form

## Council Contact Details

Should you require any assistance with completing the form, please contact a member of the Planning Policy team on: 01768 817817.

All completed forms should be sent by post or email to the following address:

* Email: loc.plan@eden.gov.uk
* Post: Planning Policy, Eden District Council, Mansion House, Friargate, Penrith, Cumbria CA11 7YG

Completed forms should be received by the Council no later than **Monday 27November 2017**.

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| **DATA PROTECTION AND FREEDOM OF INFORMATION STATEMENT**  The personal information you provide on this form will be processed in accordance with the requirements of the Data Protection Act 1998. It will be used only for the preparation of the Strategic Housing and Economic Land Availability Assessment, and the Brownfield Land Register, save for requests of such information required by way of enactment. Your name, organisation and representations (including site details) will be made publicly available when displaying and reporting the outcome of this consultation stage and cannot be treated as confidential. Other details, including your home/company address and signature will be treated as confidential.  You should not include any personal information in your comments that you would not wish to be made publicly available.  Your details will remain on our database and will be used to inform you of future planning policy matters and procedures. If, at any point in time, you wish to be removed from the database, or to have your details changed, please contact the Planning Policy team on 01768 817817 or loc.plan@eden.gov.uk. |

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| For official use only:  Reference:  Received:  Acknowledged: |



## Strategic Housing and Economic Land Availability Assessment [SHELAA] and Brownfield Land Register

## Site Submission Form: September 2017

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| What is the purpose of you completing this form? *(Please mark all that apply)* | Proposing a site for housing development |  |
| Proposing a site for inclusion on the Brownfield Land Register[[3]](#footnote-3) |  |
| Proposing a site for employment development |  |

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| --- | --- | --- | --- | --- | --- | --- | --- |
| **1. YOUR CONTACT DETAILS** | | | | | | | |
| Contact Name |  | | | | | | |
| Company/Organisation |  | | | | | | |
| Address |  | | | | | | |
| Postcode |  | | | | | | |
| Phone Number |  | | | | | | |
| Email |  | | | | | | |
| Your Status *(Please mark all that apply)* | Landowner | | |  | | Land Agent |  |
| Leaseholder | | |  | | Registered Provider |  |
| Developer | | |  | | Planning Consultant |  |
| Other (*please specify below*) | | | | | | |
|  | | | | | | | |
| **2. AGENT DETAILS** (Please only complete this section If you have an agent acting on your behalf/are an agent acting on behalf of a client. If you do not have an agent, please leave this section blank): | | | | | | | |
| Contact Name |  | | | | | | | |
| Company/Organisation |  | | | | | | | |
| Address |  | | | | | | | |
| Postcode |  | | | | | | | |
| Phone Number |  | | | | | | | |
| Email |  | | | | | | | |
| **3. If you are not the landowner, or the site is in multiple ownership, please provide the name, address and contact details of the landowner(s) and show ownership boundaries on a plan. If you have a development option, please also show the area covered by an option** *(Please continue on a separate sheet if necessary).* | | | | | | | |
|  | | | | | | | | |
|  | | | | | | | | |
| **4. Does the owner(s) of the site know that you are proposing the site for development?** | | | | | | | | |
|  | | Yes |  | | No | |  | |
| **5. If the site is in multiple ownership, are all owners willing to sell or give an option?** | | | | | | | | |
|  | | Yes |  | | No | |  | |

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| --- | --- | --- | --- |
| **6. SITE DETAILS** | | | |
| Site Name (if applicable) |  | | |
| Address |  | | |
| Postcode |  | | |
| Grid Reference/Co-ordinates | X (Easting): | | |
| Y (Northing): | | |
| Area of whole site (Ha) |  | | |
| Area suitable for development (Ha) |  | | |
| Current land use |  | | |
| Previous use of the site *(Please provide as much information as possible about all previous known uses)* |  | | |
| Number and type of buildings currently on-site |  | | |
| Adjacent land use(s) |  | | |
| Previous planning history  *(Please include application reference*  *numbers where known)* |  | | |
|  | | | |
| **7. BROWNFIELD/GREENFIELD STATUS** To establish whether the land meets the definition of previously developed land, please mark the boxes below where you believe the statements are correct (*Please mark all that apply*). | | | |
|  | | | |
| The land is/was occupied by a permanent structure that has not blended into the landscape (in the process of time) | |  |  |
|  | | | |
| The land is within the curtilage of a permanent structure and does not include any land that isn't curtilage land | |  |  |
|  | | | |
| The land is/has not been occupied by agricultural or forestry buildings | |  |  |
|  | | | |
| The land is not a formal minerals or waste disposal site with restoration conditions | |  |  |
|  | | | |
| The land is not a residential garden, park, recreation ground or allotment in a built up area | |  |  |
|  | | | |
| Please attach a map (preferably at 1:1250 scale) clearly identifying the precise boundaries of the whole site and the part that may be suitable for development (if this is less than the whole). | | | |
| **Without this mapped information, we are unable to register the site.** | | | |

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| **8. PROPOSED USES** | | | | | | |
| **HOUSING** | | | | | | |
| If housing is proposed, mark all that apply |  | | C2 (Residential Institutions) | | | |
|  | | C3 (Housing) | | | |
|  | | C3 (Housing for older people) | | | |
|  | | C3 (Self build/custom build) | | | |
|  | | Sui Generis (Gypsy, Traveller or Travelling showpeople site) | | | |
|  | | Other (*Please specify below*) | | | |
| Potential capacity (approx. number of units) | Minimum: | | | |  | |
| Maximum: | | | |  | |
| Estimation of existing buildings to be demolished | Residential units (Number): | | | | |  |
| Commercial floorspace (sq m): | | | | |  |
| Estimation of mix of dwelling types  *(Please mark all that are likely to apply)* | |  | | Market-led dwellings | | |
|  | | Starter Homes | | |
|  | | Affordable Housing (other than Starter Homes) | | |
| Estimated density (*dwellings per hectare*) | |  | | | | |
| *(If any ancillary uses to housing are proposed, please also complete the section below).* | | | | | | |
| **ECONOMIC DEVELOPMENT AND COMMUNITY FACILITIES** | | | | | | |
| If economic development and/or community  facilities are proposed, please indicate the  nature of the proposed use *(Please mark all that apply)* | |  | | A1 (Shops) | | |
|  | | A2 (Financial and Professional Services) | | |
|  | | A3 (Restaurants and Cafes) | | |
|  | | A4 (Drinking Establishments) | | |
|  | | A5 (Hot Food Takeaways) | | |
|  | | AA (Drinking establishments with expanded | | |
|  | | food provision) | | |
|  | | B1 (Business) | | |
|  | | B2 (General Industrial) | | |
|  | | B8 (Storage and Distribution) | | |
|  | | C1 (Hotels) | | |
|  | | D1 (Non-residential Institutions) | | |
|  | | D2 (Assembly and Leisure) | | |
|  | | Other (*please specify below*) | | |
|  | | | | |

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| **9. SUITABILITY** | | | | |
| Please indicate any known constraints to developing the site and highlight any actions required to address them (*Please continue on a separate sheet if necessary)*. | | | | |
| **Environmental Constraints** | Yes | No | Don't Know | Please provide further details where relevant |
| Flooding (*please indicate flood zone area: 1 ,2, 3a or 3b)[[4]](#footnote-4)* |  |  |  |  |
| **Environmental Constraints** | Yes | No | Don’t Know | Please provide further details where relevant |
| Contamination |  |  |  |  |
|  |  |  |  |  |
| **9. SUITABILITY (CONTINUED)** | | | | |
| **Environmental Constraints** | Yes | No | Don’t Know | Please provide further details where relevant |
| Hazardous Substances[[5]](#footnote-5) |  |  |  |  |
| Drainage |  |  |  |  |
| Groundwater source protection zone |  |  |  |  |
| Landfill site/proximity to landfill site |  |  |  |  |
| Noise and pollution |  |  |  |  |
| Other (P*lease specify*) |  |  |  |  |
| **Policy Constraints** | | | | |
| Presence of historic uildings/structures |  |  |  |  |
| Within a Conservation Area[[6]](#footnote-6) |  |  |  |  |
| Archaeological or geological interest |  |  |  |  |
| Historic landscape designations |  |  |  |  |
| High quality agricultural land |  |  |  |  |
| Nature Conservation designations  (e.g. SSSI, SAC) |  |  |  |  |
| Trees on site |  |  |  |  |
| Tree Preservation Orders |  |  |  |  |
| Impact on neighbouring properties |  |  |  |  |
| Other (*Please specify*) |  |  |  |  |
| **Physical and Infrastructure Constraints** | | | | |
| Access to the site |  |  |  |  |
| Topography and landscape features |  |  |  |  |
| Utilities |  |  |  |  |
| Pylons |  |  |  |  |
| Pipelines |  |  |  |  |
| Public rights of way |  |  |  |  |
| Other (*Please specify*) |  |  |  |  |
|  |  |  |  |  |
| **9. SUITABILITY (CONTINUED)** | | | | |
| **Could interventions be made to overcome any constraints?**  **(P*lease provide details below and continue on a separate sheet if necessary*)** | | | | |
|  | | | | |

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| **10. AVAILABILITY** | | | | | | |
| Is there a current planning application on the site? |  | Yes |  | No |  | Don't Know |
| **Legal Constraints** | | | | | | |
| (Please indicate legal constraints which may affect the availability of the site. For any identified, please provide further details, highlighting any actions required to address them). | | | | | | |
| **Constraint** | | | | | | |
| Unresolved multiple ownership |  | Yes |  | No |  | Don't Know |
| Ransom strips |  | Yes |  | No |  | Don't Know |
| Tenancies |  | Yes |  | No |  | Don't Know |
| Covenants |  | Yes |  | No |  | Don't Know |
| Other (Please specify) |  | Yes |  | No |  | Don't Know |
| **Please provide further details below where you have answered 'yes' to any of the above constraints.** | | | | | | |
|  | | | | | | |

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| **11. ACHIEVABILITY** | | | | | | | | | | |
| Potential for Development (Please mark any that apply) |  | Marketed for development | | | | | | | | |
|  | Negotiations with a Developer ongoing | | | | | | | | |
|  | In control of a developer | | | | | | | | |
| Is the site immediately available for development? |  | Yes | |  | | No | |  | | Don't Know |
|  |  |  | |  | |  | |  | |  |
| **11. ACHIEVABILITY (CONTINUED)** | | | | | | | | | | |
| If you answered 'no' to the above question: Over what broad timeframe do you think the site could  become available for development? |  | Before the end of March 2022 | | | | | | | | |
|  | Between April 2022 and March 2027 | | | | | | | | |
|  | Between April 2027 and March 2032 | | | | | | | | |
|  | After March 2032 | | | | | | | | |
| If the site is available immediately for development,  when do you anticipate development could commence? |  | Before the end of March 2018 | | | | | | | | |
|  | Between April 2018 and March 2019 | | | | | | | | |
|  | Between April 2019 and March 2020 | | | | | | | | |
|  | Between April 2020 and March 2021 | | | | | | | | |
|  | Between April 2021 and March 2022 | | | | | | | | |
| Once development has commenced, how many years do you think it would take to develop the site? *(Please approximate the number of months/years)* |  | | | | | | | | | |
| If any constraints have been identified, are they likely to affect the achievability/timing of the development? *(If yes, please give details)* |  | Yes |  | | No | |  | | Don't Know | |
|  | | | | | | | | | |
| Are there any viability issues which would affect the development? *(If yes, please give details)* |  | Yes |  | | No | |  | | Don't Know | |
|  | | | | | | | | | |
| Is there scope for self-build and/or custom-build? |  | Yes |  | | No | |  | | Don’t Know | |

|  |  |  |
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| **12. SITE PLAN** | | |
| I confirm that I have attached a site plan (*1:2500 or 1:1250 scale) with boundaries of the site clearly marked in red.* |  | Yes |

Please return completed forms to the Planning Policy Team by email to: loc.plan@eden.gov.uk or by post to: Planning Policy, Eden District Council, Mansion House, Friargate, Penrith, Cumbria, CA11 7YG  
by **Monday 27 November 2017**

1. Other ancillary uses can be included, provided that housing is the main purpose of the development. [↑](#footnote-ref-1)
2. An OS plan can be purchased at: <https://www.planningportal.co.uk/homepage/4/buy_a_planning_map> [↑](#footnote-ref-2)
3. This applies if you mark any of the boxes in Section 7 (page 5) of this form. [↑](#footnote-ref-3)
4. To see flood information, visit: https://flood-map-for-planning.service.gov.uk/ [↑](#footnote-ref-4)
5. See http://www.legislation.gov.uk/uksi/2015/627/regulation/3/made [↑](#footnote-ref-5)
6. To see Conservation Area boundaries, visit: https://www.eden.gov.uk/planning-and-building/conservation/conservation-areas/list-of-conservation-areas/ [↑](#footnote-ref-6)