

Peak Sub Region Strategic Housing Land Availability Assessment

Site Suggestion Form



Introduction

Derbyshire Dales District Council, High Peak Borough Council and the Peak District National Park Authority have commissioned EKOS with Arup to undertake a study that will make a preliminary assessment of the suitability of land and buildings to meet the future housing requirements of the whole area. The outcome of the study will be used in the development of new planning policy for the area in the Local Development Framework.

The three authorities are calling upon local residents, Parish Councils, developers and landowners to identify all land and buildings that they consider have potential for residential development.

This form has been prepared to enable everyone with an interest to suggest land and buildings for further consideration as part of this assessment.

It must be noted that identifying sites and buildings in the assessment does not guarantee their inclusion in revised development plans or that planning permission will be granted. Nevertheless, it helps to make sure that the evidence base used in the review of planning policies is as thorough as possible. The relative suitability of suggested sites will then be considered by the authorities, using criteria that take account of existing planning constraints, particularly their relationships with existing settlements.

The form must be completed and returned by Monday 14th April 2008. Forms can be returned either by email to: tamara.mcneill@ekosgen.co.uk , or by post to:

**EKOS
Lawrence Buildings
2 Mount Street
Manchester
M2 5WQ**



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How to use this form:

- The more information provided on this form the easier it will be to identify and assess those sites which are more likely to contribute towards the future housing requirements of the area.
- To have a greater chance of being subject to a detailed assessment the site should either be located within an existing town / village boundary, or be well related to an existing settlement.
- A separate site plan, preferably an Ordnance Survey map, should be provided to identify the land or building being proposed.
- A separate sheet must be completed for each site proposed.
- This form must be completed in full as far as possible. Additional information may be sought once the form has been submitted.
- Please type or use black ink.

Important Note:

All sites submitted will be assessed by the planning authority. Submitting a site does not guarantee that it will be allocated for development or protected from development.

Check that you have completed each section

Please note this form must be completed in full in order for a submission to be accepted.

Checklist: (Please tick when completed)	
Contact Details and relationship with the site (p.3)	
Site details (p.4)	
Ordnance Survey location and map of site provided (see p.4)	
Infrastructure (p.5)	
Commercial viability (p.5)	
Planning history (p.6)	
Site surroundings (p.7)	
Land classification (p.7)	
Timescale for delivery (p. 7)	
Ownership (p.8)	

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Your contact details

Name.....

Position.....

Organisation.....

Email.....

Telephone.....

Address.....

.....

.....

Post Code.....

Fax.....

Signature.....

Date

Please state your interest in the site:

Owner	
Prospective Owner	
Parish Council	
Resident	
Prospective Developer	
Other (please state)	

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Site Details

Site Address

Please provide a separate OS location

Map

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Postcode (if known):.....

Site size

(hectares).....

Grid reference (Ordinance Survey location)

X.....

Y.....

Please state what the existing use (s) of the site is

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Number and Type of Dwellings

How many dwellings would you suggest for the site?

What type / mix of dwellings would you seek?

Number of units	House/ bungalow	Flat/apartment
4+ Bed		
3 Bed		
2 Bed		
1 Bed		
Other (please specify)		

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Opportunities and Constraints

The information provided below will help to determine whether the land or building is capable of being brought forward for residential development. Please complete as much of this section as you can.

Infrastructure *(please tick box)*

<i>Risk of Contamination</i>				<i>Utilities: Drainage Provision</i>			
High	Moderate	Low	Not Known	High	Moderate	Poor	Not Known
<i>Utilities: Water Supply Service Provision</i>				<i>Utilities: Electricity Provision</i>			
High	Moderate	Poor	Not Known	High	Moderate	Poor	Not Known
<i>Utilities: Waste Water Services Provision (sewer capacity)</i>				<i>Utilities: Gas Services Provision</i>			
High	Moderate	Poor	Not Known	High	Moderate	Poor	Not Known
<i>Highways Infrastructure Constraints Access to Site</i>				<i>Highways Infrastructure Constraints Existing Congestion</i>			
Good	Moderate	Poor	Not Known	High	Moderate	Low	Not Known

Commercial Viability *(please tick box)*

<i>Is the site in multiple ownership? (if yes please complete details on page 8)</i>		
Yes	No	Unknown

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Market Interest

<i>Has this site ever been placed on the market? If so when, and for what use?</i>		
Yes	No	Unknown
Date and use:		

<i>Is a specific developer currently interested in developing the site for housing?</i>		
Yes	No	Unknown
<i>If so is a development agreement in place?</i>		
Yes	No	Unknown

Planning History

<i>Has the site ever had the benefit of planning permission for residential development?</i>	
Yes	
No	
Not Known	
If so please provide the local planning authority reference number and date:	

<i>Has the site ever been refused planning permission for residential development?</i>	
Yes	
No	
Not Known	
If so please provide the local planning authority reference number and date:	

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Site Surroundings

Topography (Sloping Nature of Site)				Facilities (retail, services etc) within the locality			
Steep	Moderate	Flat	Not known	Good	Moderate	Low	Not Known
Potential impact on landscape from a proposed Development							
Significant	Moderate	Low	Not Known				

Land Classification

Has the site ever been developed in the past? If so what proportion of the site?				Is the site located on Greenfield land? (e.g. undeveloped land, including green open space or countryside) If so what proportion of the site?			
25%	50%	75%	100%	25%	50%	75%	100%

Timescale for Development

When do you anticipate that the land would be available for housing?

Within the next 5 years (i.e. by the end of March 2013)	
Within a period 5-10 years thereafter i.e. between 2013 and 2018	
Within a period 10-15 years thereafter i.e. between 2018 and 2023	
After 15 years i.e. after 2023	

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Any Additional Information

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Please Note

If the site has more than one owner please provide the details of land owners (if known).
Please use a separate piece of paper if additional ownership details are required

Owner 1	Owner 2
Name.....	Name.....
Organisation.....	Organisation.....
.....
Address	Address
.....
.....
Postcode	Postcode
.....
Telephone	Telephone
Fax.....	Fax.....
Email	Email