# **South Lakeland District Council**

# **Local Plan Review**

# **HOUSING AND EMPLOYMENT**

# **CALL FOR SITES**

# **SITE SUGGESTION FORM**

## Guidance

* **Make sure you read the accompanying Background Information and Guidance document before completing this form**.
* Suggest **one site only per form**;
* Include a **location map** clearly and accurately showing the outline of the site **in red** using an Ordnance Survey base map and at a clear scale;
* Provide **proof of ownership** for all the land within the boundary (providing copies of title deed plans if possible), and contact details for the landowner(s);
* Provide written **confirmation that the landowner is willing to make the site available** for the development/use proposed;
* Sites proposed for employment or mixed use development should be **at least 0.25ha** or capable of accommodating at 500 square metres of employment floor space.
* Sites proposed for residential development should be **at least 0.2ha** or be able to accommodate **5 dwellings**.
* Provide accurate information and as much detail as possible on site constraints and any third party land issues.

If possible please complete this form online through the link on our website as this will help us process and publish submissions more efficiently. Alternatively you can complete this form and email it to developmentplans@southlakeland.gov.uk or post it to Development Plans, South Lakeland House, Lowther Street, Kendal, Cumbria, LA9 4DL. If you have any queries please email us at the address above or call 01539 793388.

Please submit sites by **Friday 18th September 2020**.

**Privacy Statement**

By responding to this Call for Sites consultation, you agree to your data being held for Local Plan review purposes.

**Please be aware that information you submit will be made publicly available** by the Council and will be identifiable by name or organisation.

For more information on how we use your data, visit <https://www.southlakeland.gov.uk/your-council/council-business/data-protection-and-privacy-policy/privacy-policies/> where you can view the Development Strategy services privacy policy.

**SOUTH LAKELAND CALL FOR SITES – SITE SUGGESTION FORM**

## Section 1: Site Promoter’s Contact Details

| **Promoter Information** | **Please Complete** |
| --- | --- |
| **Contact Name** |  |
| **Company/Organisation** |  |
| **Address**  |  |
| **Postcode** |  |
| **Phone Number** |  |
| **Email address** |  |
| **Interest in Site** | Landowner  |  | Planning Consultant |  |
| Land Agent |  | Developer |  |
| Parish Council  |  | Local Resident |  |
| Community Group  |  | Registered Social Landlord  |  |
| Other: |

## Section 2: Agent Details

*(Please only complete this section if you have an agent acting on your behalf or are an agent acting on behalf of a client)*

| **Agent Information** | **Please Complete** |
| --- | --- |
| **Contact Name** |  |
| **Job Title** |  |
| **Company/Organisation** |  |
| **Address** |  |
| **Postcode** |  |
| **Phone Number** |  |
| **Email address** |  |

## Section 3: Site Information

| **Site Information** | **Please Complete** |
| --- | --- |
| Site location (address and post code) |  |
| Location plan | Please confirm you have provided a site location plan on an Ordnance Survey base map, with the site boundary clearly marked in red.Please tick:  |
| **Grid reference** (centre of site, Easting, Northing) *Tip: https://gridreferencefinder.com/* | Easting:Northing: |
| **Site area – whole site** (hectares) |  |
| **Site area – area suitable for development** (hectares) |  |
| **Current land use and character**e.g. agriculture (arable/pastoral), employment, unused/vacant etc. |  |
| **Known previous uses on the site** |  |
| **Character and land uses of surrounding area** |  |
| **Relevant planning history on site**(please provide application numbers where known) |  |
| **Greenfield/Brownfield (Previously developed land)** |  |

**Additional Brownfield Site Questions** (complete if applicable)

*The Council will include brownfield sites that are suitable for housing on its Brownfield Land Register.* ***Please only complete this section if you consider your site to be brownfield.*** *It is asking questions to determine whether the site falls within the definition of ‘previously developed land’ as set out in the* [*National Planning Policy Framework*](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)*.*

| **Please indicate whether the following statements are true or false:** | **True** | **False** | **Unsure** |
| --- | --- | --- | --- |
| The land is/was occupied by a permanent structure and any associated fixed surface infrastructure and this has not blended into the landscape in the process of time. |  |  |  |
| The land is not/has not been occupied by agricultural or forestry buildings. |  |  |  |
| The land is not a formal minerals or waste extraction or disposal site with restoration conditions. |  |  |  |
| The land is not a residential garden, park, recreation ground or allotment in a built up area. |  |  |  |

## Section 4: Proposed Use

*Please provide any draft layout plans to illustrate how the uses may be accommodated on the site if available. Please be as specific as possible about the type and quantity of development you are proposing.*

| **Proposed Use** (please specify) | **Information** – *For housing: no. of units, type, tenure (affordable housing, specialist housing, older people’s housing etc.) For employment: no. of units, proposed floorspace, use classes etc.* |
| --- | --- |
|  |  |

## Section 5: Site Suitability, Constraints and Impacts

*This section of the form collects information to help determine whether the site is suitable for the proposed development. Please answer as many questions as you can, using your site knowledge and the information sources available below. Please contact us if you would like more advice on how to complete the form. The accompanying guidance note on our website also provides additional guidance on filling out this section of the form.*

*Tip: The interactive ‘MAGIC’ map at* [*http://www.natureonthemap.naturalengland.org.uk/*](http://www.natureonthemap.naturalengland.org.uk/) *will help you answer many of these questions, as it provides map based information on a range of environmental and historic designations. The Council also has an interactive map at* [*https://my.southlakeland.gov.uk/mysouthlakeland.aspx*](https://my.southlakeland.gov.uk/mysouthlakeland.aspx) *where designations can be viewed. Also see the Environment Agency’s flood map for planning at* [*https://flood-map-for-planning.service.gov.uk/*](https://flood-map-for-planning.service.gov.uk/) *where flood zones and areas at risk of surface water flooding can be viewed.*

| **Does the site have highways access or can safe access be achieved? Please mark proposed access points on the location plan.** |
| --- |
| Yes |  | Comments: |
| No |  |
| Don’t know |  |

| **Is the site steeply sloping or does it have other topographical or land stability challenges?** |
| --- |
| Yes |  | Comments: |
| No |  |
| Don’t know |  |

| **Are there any known utilities or infrastructure installations under/over the site that would present a constraint?***(e.g. pylons, overhead wires, telegraph wires, major gas pipeline, aqueducts, culverts, water mains, sewerage mains, electricity substations etc)* |
| --- |
| Yes |  | Comments: |
| No |  |
| Don’t know |  |

| **Does the site have access to the following utilities (or could they readily be provided?)** |
| --- |
|  | Mains water supply  | Mains sewerage | Electrical supply | Gas supply | Landline telephone | Superfast Fibre broadband |
| Yes |  |  |  |  |  |  |
| Could be readily provided |  |  |  |  |  |  |
| No |  |  |  |  |  |  |
| Unsure |  |  |  |  |  |  |

| **Are there any existing landscape features on the site?***(e.g. watercourse, ponds, rocky outcrops, drystone walls, trees, hedgerows)* |
| --- |
| Yes |  | Comments: |
| No |  |
| Don’t know |  |

| **What Environment Agency flood zone is the site within?** |
| --- |
| Flood Zone 1 |  | Comments: |
| Flood Zone 2 |  |
| Flood Zone 3 |  |
| Don’t know |  |

| **Is the site vulnerable to surface water flooding?** |
| --- |
| Yes |  | Comments: |
| No |  |
| Don’t know |  |

| **Is the site subject to, or at risk from any forms of pollution, contamination or hazards?***(e.g. air pollution, noise pollution, land contamination, hazardous installations)* |
| --- |
| Yes |  | Comments: |
| No |  |
| Don’t know |  |

| **Are there any designated or locally important nature or geological sites within or adjacent to the site?** *(e.g. SSSI, SAC,SPA, Ramsar, County Wildlife Site, Local Nature Reserve, priority habitat, local geological site)* |
| --- |
| Yes |  | Comments: |
| No |  |
| Don’t know |  |

| **Does the site, or could it potentially, provide suitable habitat(s) for protected species?***(e.g. bats, badgers, great crested newts)* |
| --- |
| Yes |  | Comments: |
| No |  |
| Don’t know |  |

| **Is the site well related to an existing settlement?** |
| --- |
| Within an existing settlement |  | Comments: |
| On the edge of an existing settlement |  |
| Not related to an existing settlement |  |

| **Does the site have good access to a range of facilities and services within a reasonable walking distance or by public transport?***(e.g. schools, shops, open spaces, sports facilities, community facilities, health services, employment opportunities, recreation facilities)* |
| --- |
| A good range of facilities |  | Comments (list facilities and travel times/ distances): |
| A limited range of facilities |  |
| No facilities |  |

| **Are there trees on or adjacent to the site that are subject to Tree Preservation Orders?** |
| --- |
| Yes |  | Comments: |
| No |  |
| Don’t know |  |

*Note: You can find out whether threes are subject to TPOs by contacting the Council’s Development Management service at* *development.management@southlakeland.gov.uk*

| **Do any public rights of way pass through or close to the site?** |
| --- |
| Yes |  | Comments: |
| No |  |
| Don’t know |  |

| Is the site currently used for sport or recreation? |
| --- |
| Yes |  | Comments: |
| No |  |
| Don’t know |  |

| **Are there any particular access rights over the land?***(e.g. is it registered common land, designated open access land or section 15 land in accordance with the Countryside and Rights of Way Act 2000 (CROW Act)?)* |
| --- |
| Yes |  | Comments: |
| No |  |
| Don’t know |  |

| **Is the site within or adjacent to a Conservation Area?** |
| --- |
| Yes |  | Comments: |
| No |  |
| Don’t know |  |

| **Are there any listed buildings within or surrounding the site?** |
| --- |
| Yes |  | Comments: |
| No |  |
| Don’t know |  |

| **Are there any scheduled monuments within or adjacent to the site?** |
| --- |
| Yes |  | Comments: |
| No |  |
| Don’t know |  |

| **Could there be any potential land use conflicts if this site is developed for its proposed use?** *(e.g. in terms of amenity impacts for future occupiers or existing neighbours, or incompatibility with existing surrounding uses)* |
| --- |
| Yes |  | Comments: |
| No |  |
| Don’t know |  |

| How will the site respond to the climate emergency that has been declared by the Council, for example how will it help mitigate or adapt to climate change impacts?*(e.g. will it incorporate renewable energy technology or sustainable construction methods above the minimum required by building regulations, support sustainable travel and reduce car travel, incorporate green infrastructure etc)* |
| --- |
| Comments: |

| **What social, economic and environmental benefits would the development of this site provide for South Lakeland and our communities?** |
| --- |
| Comments: |

## Section 6: Site Ownership and Availability

| **Status of Site Ownership**  |
| --- |
| **Please clarify the nature of your interest in the site:** | Please tick |
| Sole owner of the whole site |  |
| Part owner of the whole site |  |
| Owner/part owner of a portion of the site. |  |
| If you are not the sole owner of the whole site please provide details of other landowners below, and provide a plan to show the areas that are owned by you and the other landowners(s). |
| If you are not the sole owner of the whole site, do the other landowners support your proposals for the site? (please provide confirmation if possible) | Yes | No |

| **Do any of the issues below affect the site?** | **Yes** | **No** | **Unsure** |
| --- | --- | --- | --- |
| Multiple ownership issues |  |  |  |
| Third party land interests |  |  |  |
| Ransom strips |  |  |  |
| Restrictive covenants |  |  |  |
| Current use needs to be relocated  |  |  |  |
| Tenancy issues |  |  |  |
| Minerals rights |  |  |  |
| Other |  |  |  |
| Please provide any relevant information on likely measures to address any of the above issues that you have answered “Yes” to. Please also think about any issues that might affect how the site connects in with the local area for example in terms of creating walking and cycling routes to link the site with the local network. |

| **Please indicate the approximate timescale for availability:** |
| --- |
| Immediately |  | **Comments** – particularly if you have indicated that the site is not immediately available, please explain why: |
| Up to 5 years |  |
| 5 - 10 years |  |
| 10 – 15 years |  |
| Beyond 15 years |  |

## Section 7: Achievability

*This section of the form collects information to help determine whether the site is ‘achievable’, and the likelihood of development taking place within the plan period.*

| **Has the site been marketed to potential developers?** |
| --- |
| Site is owned by a developer |  | Comments: |
| Site is under option to a developer |  |
| Enquiries received |  |
| Site is being marketed |  |
| No activity |  |
| Not Known |  |

| **What is the likely timescale for the development of the site?** |
| --- |
| Within 5 years |  | Comments: |
| 6 - 10 years |  |
| 11 – 15 years |  |
| Beyond 15 years |  |

| **If any constraints have been identified, are they likely to affect the achievability/timing of the development?** |
| --- |
| Yes |  | Comments: |
| No |  |
| Don’t know |  |

| **Are there any viability issues or abnormal costs that could affect the development?** |
| --- |
| Yes |  | Comments: |
| No |  |
| Don’t know |  |

| **For residential proposals, is the site capable of meeting the Council’s existing Local Plan policy requirements, for example affordable housing requirements?***Note: landowners and site purchasers should consider policy requirements and any site constraints when agreeing land transactions to ensure that policy compliant developments can be delivered.* |
| --- |
| Yes |  | **Comments:** |
| No |  |
| Don’t know |  |

## Section 8: Other Relevant Information

*Please use the space below for additional information or further explanation of any of the topics covered in this form. Please continue on separate sheets if necessary. Please specify, and submit any additional studies or assessments that you have prepared for the site such as Flood Risk Assessments, Ecological Surveys, Landscape and Visual Impact Assessments, Viability Assessments etc.*

## Section 9: Signature

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

**PLEASE MAKE SURE YOU HAVE ENCLOSED A MAP OUTLINING THE SITE YOU ARE PROPOSING FOR DEVELOPMENT IN RED AND THAT IT ILLUSTRATES the extent of each known ownership**

Please make clear on the plan if there is a difference between the area of land you own, and the area you are proposing for development.

**ALL SITE SUGGESTIONS SHOULD BE SENT TO** developmentplans@southlakeland.gov.uk