

Site Submission Form 2019

As part of the Council's Local Planning functions we invite developers, landowners and the wider public the opportunity to put forward potential development sites. This work will inform documents such as the Strategic Housing Land Availability Assessment (SHLAA), and the New Local Plan Document, which will identify where new housing, employment and other significant development will be placed. The Council is seeking land for all development types – not just housing.

This study looks at land availability, but does not itself imply those sites will be allocated for development, or that planning applications will be considered favourably. Submitting details of a particular site does not guarantee that the Council will support or allocate the site for development.

GUIDANCE NOTES: *Before completing this form, please read the following notes:*

- All sections of this form **MUST** be completed. The Council will not follow up incomplete forms. Missing information is likely to result in your site being considered unavailable or unachievable and therefore lacking development potential.
- A separate form **MUST** be completed for each site (a photocopy is acceptable)
- You **MUST** include an Ordnance Survey based plan that includes the following:
 - A suitable scale to identify exact boundaries.
 - Location details for easy identification: grid references and field numbers are not sufficient. Two road names is usually appropriate.
 - The site clearly outlined in red.
 - Mark the type and location of any existing use(s) on the site.

If you own more land/multiple sites then you **MUST** either:

- groups sites to create one single large site, OR
- use a separate form and map for each site you wish to submit, OR
- if you own land that you **DO NOT** wish to promote for development, highlight additional land in your ownership on the same map in BLUE outline.

Please return by either:

Email: localplan.sel@northyorks.gov.uk

Or Post: Planning Policy, North Yorkshire Council, Civic Centre, Doncaster Road,
Selby, YO8 9FT

1. Land Owner Details

Please provide your contact details, and those of your agent if applicable.

Where provided, we will use your agent's details as our primary contact.

	Your details (<i>mandatory</i>)	Your agent's details (<i>optional</i>)
Name		
Organisation (<i>where relevant</i>)		
Address		
Postcode		
Telephone No.		
Email address		

2. Site Details

Please provide details of the site you are proposing. If you are promoting more than one site, please use a separate form for each.

If you have previously submitted a site to the Council, please provide the Existing SHLAA (or PLAN Selby) reference		
Site name (<i>please be explicit, not just 'site at Selby'</i>)		
Address		
Postcode		
Site size (hectares)		
What is your interest in the site?	Owner	<input type="checkbox"/>
	Option Held	<input type="checkbox"/>
	Lessee	<input type="checkbox"/>
	Other	<input type="checkbox"/>
If other, please state:		

3. Site Ownership Details

Please provide the site ownership details.

Are you a Sole Owner, Part Owner or Other?	
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If other, what is your relation to the site?		
If the site is in multiple ownership, please provide the name, address and contact details of any other landowner(s): <i>If the site is in multiple ownerships, please indicate the boundaries of individual ownerships on your site plan.</i>	Continue on a separate sheet if necessary	
If the site is not in your sole ownership, please confirm that all the other landowner(s) have been informed of this site submission and agree to the content?	Yes	<input type="checkbox"/>
	No	<input type="checkbox"/>
	Without their consent the site will be considered "unavailable"	
Is the site subject to any tenancy or operational requirements?	Yes	<input type="checkbox"/>
	No	<input type="checkbox"/>
If yes, what are they?		

4. Site characteristics and condition		
<i>Please provide details of the characteristics and physical condition of the site.</i>		
Highways		
Is the site accessible directly from the highway network?	Yes, access to the site already exists	<input type="checkbox"/>
	Yes, site is adjacent to a highway but no formal access is available	<input type="checkbox"/>
	Yes, via 3rd party land (agreement/right of access exists)	<input type="checkbox"/>
	No, via 3 rd party land (No agreement/right of access exists)	<input type="checkbox"/>
Current site use		
Is the site currently in active use?	Yes	<input type="checkbox"/>
	No	<input type="checkbox"/>
What proportion of the site is currently in active use? (To the nearest 5%)		
What is the timetable for the existing use(s) to cease?		
What is/are the current use(s) of the site? (Tick All that apply)	Residential	<input type="checkbox"/>
	Employment	<input type="checkbox"/>
	Leisure	<input type="checkbox"/>
	Agriculture	<input type="checkbox"/>
	Education	<input type="checkbox"/>
	Other	<input type="checkbox"/>
If other, please state		

If the site is not in use, what was the last known use(s) (Tick All that apply)	Residential	<input type="checkbox"/>
	Employment	<input type="checkbox"/>
	Leisure	<input type="checkbox"/>
	Agriculture	<input type="checkbox"/>
	Education	<input type="checkbox"/>
	Other	<input type="checkbox"/>
If other, please state		
What proportion is greenfield? (To the nearest 5%)		
What proportion is previously developed land (To the nearest 5%)		

5. Viability

What level of market interest from developers/house builders has the site had? (Please tick all that apply).		Please provide details of marketing, sales etc (if applicable)	
Site is owned by a developer	<input type="checkbox"/>		
Site is under option to a developer	<input type="checkbox"/>		
Site marketed - <i>enquiries have been received / offers for purchase</i>	<input type="checkbox"/>		
Site is being marketed - <i>no offers</i>	<input type="checkbox"/>		
None	<input type="checkbox"/>		
Have you undertaken a viability assessment?	Yes	<input type="checkbox"/>	
	No	<input type="checkbox"/>	
If you have undertaken a viability assessment:			
What were the key assumptions?			
What was the outcome?			
Has it been independently assessed i.e. through District Valuer?	Yes	<input type="checkbox"/>	
	No	<input type="checkbox"/>	
If available, please supply any supporting evidence. Personal/financial information will be kept confidential.			

6. Physical Constraints to Development

Please tell us about any known constraints that may affect development of the site, details of any action required, how long it may take and what progress has already been made. If you have additional comments to make please provide them in Question 10.

Type of Constraint	Is there a constraint: Yes/ No/ Not known		If yes, please provide any relevant information and any measures to overcome any identified constraints
Third Party land required	Yes	<input type="checkbox"/>	
	No	<input type="checkbox"/>	
	Not Known	<input type="checkbox"/>	
Legal / ownership / tenancy	Yes	<input type="checkbox"/>	
	No	<input type="checkbox"/>	
	Not Known	<input type="checkbox"/>	
Ransom strips, covenants	Yes	<input type="checkbox"/>	
	No	<input type="checkbox"/>	
	Not Known	<input type="checkbox"/>	
Existing use requires relocation	Yes	<input type="checkbox"/>	
	No	<input type="checkbox"/>	
	Not Known	<input type="checkbox"/>	
Highway / access	Yes	<input type="checkbox"/>	
	No	<input type="checkbox"/>	
	Not Known	<input type="checkbox"/>	
Public right of way (eg location)	Yes	<input type="checkbox"/>	
	No	<input type="checkbox"/>	
	Not Known	<input type="checkbox"/>	
Water supply (eg service location / availability)	Yes	<input type="checkbox"/>	
	No	<input type="checkbox"/>	
	Not Known	<input type="checkbox"/>	
Drainage (eg mains issues / distribution)	Yes	<input type="checkbox"/>	
	No	<input type="checkbox"/>	
	Not Known	<input type="checkbox"/>	
Flood risk	Yes	<input type="checkbox"/>	
	No	<input type="checkbox"/>	
	Not Known	<input type="checkbox"/>	
Electricity supply (eg service availability / pylon issues)	Yes	<input type="checkbox"/>	
	No	<input type="checkbox"/>	

	<i>Not Known</i>	<input type="checkbox"/>	
Gas supply (eg service availability / mains issues)	Yes	<input type="checkbox"/>	
	No	<input type="checkbox"/>	
	<i>Not Known</i>	<input type="checkbox"/>	
Telecoms (eg mast location)	Yes	<input type="checkbox"/>	
	No	<input type="checkbox"/>	
	<i>Not Known</i>	<input type="checkbox"/>	
Contamination / pollution / hazardous risks	Yes	<input type="checkbox"/>	
	No	<input type="checkbox"/>	
	<i>Not Known</i>	<input type="checkbox"/>	
If other constraint, please state:			
If constraints cannot be mitigated against, what proportion of the total site area would, in your opinion, be available for development? (To the nearest 5%)			

7. Site availability

Please indicate when the site may, in your opinion, realistically be available, taking into account information provided above.

When do you believe the site could be first made available for development		
Have any discussions with any of the following already taken place? (Tick all that apply)		<i>What was the outcome of those investigations? Please provide details and any reference numbers/contacts and copies of information and/or correspondence.</i>
Yorkshire Water (supply, waste water treatment / drainage)	<input type="checkbox"/>	
National Grid	<input type="checkbox"/>	
Gas Providers	<input type="checkbox"/>	
Drainage Board	<input type="checkbox"/>	

Highways Agency (strategic road network)	<input type="checkbox"/>	
North Yorkshire Council (NYC) Highways Authority (impact / capacity on highways network)	<input type="checkbox"/>	
Other NYC services (eg Education, Minerals and Waste)	<input type="checkbox"/>	
Environment Agency (flood risk)	<input type="checkbox"/>	
Other relevant agency/body (please state)	<input type="checkbox"/>	

8. Proposed Use

Please indicate preferred use(s) that you would like the site to be considered for. Please tick all that apply.

Which of the following land use/s do you propose to be provided on the site? Please provide an explanation why any preferred use of the land would be acceptable.

Use Type (Tick all that apply)		If possible please provide further details of the type(s) of the development you are proposing.	
Residential (No. of houses, type and tenure)	<input type="checkbox"/>		
Employment (Type, floorspace)	Retail:	<input type="checkbox"/>	
	Commercial:	<input type="checkbox"/>	
	Industrial:	<input type="checkbox"/>	
Traveller / Showmen Pitches	<input type="checkbox"/>		
Open space / Community Use	<input type="checkbox"/>		
Leisure	<input type="checkbox"/>		
If other, please state:			

9. Any Other Information

Please tell us of any other information you consider relevant to the site, if not already covered above. Continue on a separate sheet if necessary.

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10. Signature and Date	
Signed:	Date: