

**1. Land Owner Details [REQUIRED]**

**Q. Site ownership Statement**

**G** Please describe what, if any, ownership you have of the site.

**4. Site Information & Location [REQUIRED]**

**Q. Has this site been considered by the Council within a previous Call for Sites?**

**G** You, a previous owner or third party may have submitted this site for consideration as part of a previous Call for Sites exercise conducted by the Council. If so, please state as this will enable a more efficient assessment of your site.

**Q. Within the settlement boundary or built form?**

**G** Yes if within the boundary defined by the Local Plan 1999-2006. You can access this document at <http://old.richmondshire.gov.uk/planning/localplan/localplan1999-2006.aspx>

**Q. Adjacent to the settlement boundary or built form?**

**G** Yes, if the site is very near, next to, or touching the existing settlement boundary defined by the Local Plan 1999-2006. You can access this document at <http://old.richmondshire.gov.uk/planning/localplan/localplan1999-2006.aspx>

**Q. Open countryside?**

**G** Yes, if neither of the above.

**5. Site Area & Housing Potential (where relevant)**

**Q. Total Estimated Area (Hectares)**

**G** Please provide an estimated area in hectares.

**Q. Appropriate Density of Housing (if known)**

**G** Please provide an indication of the housing density per hectare in the sites locality. Approximate densities range from: 25 dwellings per hectare (most rural areas) to 40 dwellings per hectare (Catterick Garrison)

**Q. Estimated Housing Capacity**

**G** Please estimate the potential housing capacity of the site. You can estimate this figure by following the steps below.

1. Estimated Site Area e.g. 0.2 hectares
2. Establish the appropriate density of housing in the sites locality e.g. 30 d.p.h
3. Multiply the Estimated Site Area by Density e.g. 0.2 x 30 = 6 dwellings

**6. Land Use & Planning**

**Q. Existing Use(s), Previous Use & Adjacent/Surrounding Use**

**G** Please refer to Use Classes Order downloadable from the Council at [http://www.richmondshire.gov.uk/images/files/Use\\_Classes\\_Order.pdf](http://www.richmondshire.gov.uk/images/files/Use_Classes_Order.pdf)

**Q. Land Type**

**G** Please select the appropriate land type and its area as a percentage of the site.  
Brownfield Land Definition: 'Previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.'  
Greenfield Land Definition: 'Land that has not been developed before'

**Q. Planning History (If Known)**

**G** Please provide any information relating to current or previous planning status, applications, permissions or refusals. Planning reference numbers will be particularly useful. There may also be some site specific information relating to the history of the site that may only be known to the landowner or close neighbours. This information may be useful in gaining an understanding of the evolution of the site.

**Q. Pre-Application Advice**

**G** If you have received some pre-application advice in relation to the potential development of the site please provide some brief detail.

**7. Site & Surrounding Features****Q. Topography**

**G** Topography Definition: ' the physical appearance of the natural features of an area of land, especially the shape of its surface'

**8. Infrastructure****Q. Existing Services**

**G** Please simply state if there are the listed services currently available on site, this is most likely to be the case where buildings are present and active. Where the site is greenfield it is unlikely to be serviced other than a potential water supply for livestock. If the site is close to a main road or built up area it is likely that services may run near by or up to the site boundary. If you are unsure and your answer is just a guess that is fine but please provide reasoning and state it is an assumption. If you aware that local services are able to offer capacity for the site or not as the case may be please describe.

**Q. Potential for a decentralised energy generation scheme?**

**G** You may feel your site would be suitable for a small scale district heating system that may serve potential development on the site. This is likely to depend on the size of the site, number of potential dwellings/units or viability of the scheme. An example could be having an on site bio fuel heating system.

**Q. Infrastructure Constraints**

**G** Please mention any other infrastructure factor that may represent a constraint to development. This does not suggest it cannot be overcome but could present an additional cost to development. For example, overhead power lines/underground pipelines that may need diverting; or a particular service running at full capacity requiring an upgrade in order to take on additional houses e.g. sewerage.

## 9. Access & Accessibility

### Q. Access to adopted Highway

G State whether the site has direct access to an adopted highway.

Ransom Strip Definition: ransom strips are parcels of land, which hold the key to unlocking the development potential of adjoining land.

### Q. Nature of adopted Highway

G Please state the speed limit and classification of the adopted highway of which access from the site will adjoin.

### Q. Visibility onto adopted Highway

G With the most appropriate site entrance point in mind; please describe the visibility of the adopted highway. If visibility joining the highway is poor then please state what could be done to improve it.

### Q. Public Rights of Way

G. Public Right of Way Definition: A public privilege to pass and repass over the land of another; in the form of a Footpath, Bridle Way, or Byway open to all traffic.

Permissive Right Definition: Where a landowner allows access across a piece of land without dedicating it a right of way.

## 10. Flood Risk

### Q. Flood Risk

G In order to determine the flood risk zones of a site please visit the Environment Agency's website at <http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=floodmap#x=357683&y=355134&scale=2> .

**Zone 1**= Low Probability of Flooding, **Zone 2**= Medium Possibility, **Zone 3a**= High Probability & **Zone 3b** = Functional Flood Plain.

## 11. Heritage

You can use the Local Plan 1999-2006 Maps to determine the answers to the sections below at <http://old.richmondshire.gov.uk/planning/localplan/localplan1999-2006.aspx> . The web page contains individual settlement maps and a 'Local Plan Key & Notations Map' which will illustrate which allocations or policies affect the site.

### Q. Listed Buildings/Structures

G In order to determine whether you may have a listed building or structure on the site you can visit the English Heritage website at <http://list.english-heritage.org.uk/mapsearch.aspx> .

### Q. Scheduled Ancient Monument

G In order to determine whether you may have a Scheduled Ancient Monument on the site you can visit the English Heritage website at <http://list.english-heritage.org.uk/mapsearch.aspx> .

### Q. Non-Designated Heritage Assets

G Heritage Assets within the Richmondshire Local Plan area which are not formally designated, but which are also of importance consist of: undesignated archaeological remains; archaeologically sensitive areas; unlisted historic buildings, structures or features – often identified within Conservation Area Appraisals.

**Q. Archaeological Features**

**G** You can refer to the Local Plan 1999-2006 at <http://old.richmondshire.gov.uk/planning/localplan/localplan1999-2006.aspx>

**Q. Conservation Area(s)**

**G** You can refer to the Local Plan 1999-2006 at by <http://old.richmondshire.gov.uk/planning/localplan/localplan1999-2006.aspx>

**Q. Tree Preservation Order**

**G** You may already be aware of Tree Preservation Orders on the site from previous planning history, if not this section will be completed by the Council.

**12. Ecology & Biodiversity****Q. Vegetation**

**G** Briefly list/describe the types of vegetation, cover and age where relevant.

**Q. Protected Species**

**G** Please state if a protected species is present, possible, or not present. Please list the species concerned e.g. Great Crested Newts, Dormice, Otters, Smooth Snakes, Bats etc For more information please visit

<http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/europeanprotectedspecies.aspx> .

**Q. Designation(s)**

**G** In order to determine whether your site is covered by a designation please visit the DEFRA website at <http://magic.defra.gov.uk/> . The interactive map offers information based on a location search. You can also refer to the Local Plan 1999-2006 maps at <http://old.richmondshire.gov.uk/planning/localplan/localplan1999-2006.aspx>

**13. Site Appraisal**

**Where known, please provide reasoning where possible to support your answers within this table.**

We appreciate that the following elements may be difficult to answer under normal circumstances without external professional advice and so do not expect all questions to be completed.

**13.A. AVAILABILITY****Q. Availability for Development**

**G** Please state a time frame in which you would expect development to occur. For example, If you choose 0-5 years you would be suggesting that some development would occur within that time period. If you have stated that your site is not immediately available for development please briefly describe what is holding the site back from being developed now.

**Q. Tenancies**

**G** Tenancies Definition: Possession or occupancy of lands, buildings, or other property by title, under a lease, or on payment of rent by a third party (a tenant).

Vacant Possession Definition: refers to a property or parcel of land that is clear of occupants and of objects which are not included in the sale.

**Q↳ If Tenancies present on site please select the most relevant**

**G** (Constraint or Not a Constraint or Unknown)

*This is asking you to indicate whether current tenancies on the site may present a potential for holding up re-development if, for instance, they refuse to relocate.*

*If however the tenant(s) are willing to cooperate or will be leaving the site in order to allow re-development to occur then they do not present a constraint.*

*If you do not know how your tenants will affect the potential for re-development then this should be investigated as part of a full site assessment.*

**Q. Does the owner (or other owner(s)) support your proposals for the site?**

**G** *This question simply wishes to determine whether there is full support for development by the entirety of those who own and/or control the site. If there is a controller/owner who does not wish for development to occur we cannot consider this site available for development.*

**Q. Why do you feel it has not been developed to date?**

**G** *This question gives you the opportunity to express your reasoning as to why this site has not yet come forward for development. Your answer will help us identify what can be done to overcome this barrier to development.*

**Q. Is the availability of this site dependent upon, or influenced by the coordination of land assembly?**

**G** *This question is trying to determine whether the site has to be brought to market in conjunction with another piece of land for development to be enabled OR requiring a necessary and adequate legal agreement to be sought. For example, a site may be landlocked with limited access over a ransom strip and so will need to be coordinated with a neighbouring piece of land to gain the necessary access for development to occur. In this case the ransom strip freehold may be purchased or a legal covenant expressing rights of way agreed.*

**Q.↳ If yes, when could you expect for these issues to be resolved?**

**G** *If you have a timescale within which a land assembly constraint may be overcome please state with brief reasoning. If it is not known if, or when the constraint may be overcome within an achievable timescale we can not consider this site available for development.*

**Q. Legal Matters**

**G** *Legal matters may include boundary disputes, squatters, compulsory purchase, access, and services etc. If it is not known whether there are legal matters affecting the site that could restrict development then this should be investigated as part of a full site assessment. If a legal matter is known, then please provide brief details explaining its implication on development. If you don't know the legal term you can simply describe the situation.*

### 13.B. SUITABILITY

**Q. Suitability for Development**

*G This question gives you the opportunity to express why you believe the site to be Suitable Location for Development. You can briefly summaries your reasons in bullet points.*

**Q. Wider Strategic Opportunity(s)**

*G This question is asking whether the potential development of your site could be designed in a way to provide wider strategic benefits to the local community or further a field. This could be in the form of providing solutions to road infrastructure issues off the site by including a roundabout for example. Another example could be providing land for a decentralised district heating system to supply dwellings off site as well as on site.*

### 13.C. ACHIEVABILITY

**Q. (Housing only) Using your estimated timescale for development; to what extent do you agree with the neighbouring statement; ‘Housing Development is achievable on site with a realistic prospect that housing will be delivered within the stated timescale’**

*G The NPPF states an assessment of achievability be undertaken when assessing a site for development. ‘The stated timescale’ refers to your selected time period in which the site will be available for development in Question 14.A. e.g. 0-5 years, 6-10 years 11-15 years or 16-20 years. You may strongly agree that development will occur during the time you stated, but you may be aware there are some unknown factors involved with the potential to affect delivery. In which case you may select Agree (Conditional).*

**Q. Delivery**

*G This may not be known unless detailed work on potential development has been carried out. Sites usually build out in one continuous phase to benefit from economies of scale. However a slow market, restricted funding or large scale site would likely warrant a phased approach to development.*

**Q. Build Out Rate**

*G The Council normally assumes a build rate per site of 30 units per annum. However, this is just a benchmark figure, so if you believe your site will yield an alternative build out rate per annum then please state this figure as part of your answer.*

**Q. Detailed Predicted Supply**

*G This question is asking you to give some indication of the likely number of dwellings to be built within each year, of the time period you selected the site would be available for development, e.g. 6-10 years.*

Year 1	Year 2	Year 3	Year 4	Year 5
0	0	5	10	10

### 13.D. ECONOMIC VIABILITY

**Q. Economically viability for development**

*G You may have commissioned a viability assessment by a Land Agent or Chartered Surveyor to determine the profitability of likely development on the site. If so please briefly describe the findings. If the scheme has appeared to be unviable then please give an indication as to why this is the case.*



**Q. Is/Are the proposed use(s) more or less viable than the existing use(s)?**

*G Please indicate whether proposed development will be more, equally as or less viable than the existing use(s). If this is not known you can write 'Don't Know'.*

**Q. Does the site encompass a community facility that will need to be relocated or replaced?**

*G The site may currently offer a form of community facility that may have to be relocated at the developer's expense as a condition of planning permission through a Section 106 agreement. This may be a community hall, play field or sports pitch for example.*

**Q. Would the development of the site for housing create an additional need for a community facility to be provided on site?**

*G This question asks you to consider whether the likely level of housing development on the site would create the need for additional community facilities. This is likely to be related to the scale of development and the extent of existing facilities. If an on site facility is likely to be a condition of planning permission then this is likely to have an effect on the schemes profitability. For example play park, open space etc.*

**14. Any Further Comments**

*Where information is not currently available to submit in any area of the form please simply mention in the 'Any Further Comments' box at the end of the Submission Form.*

**15. OS Map with Site Boundary**

An Ordnance Survey map with the site boundary outlined in red; and if desired any other land you own in blue, must be submitted with the form. The map should preferably be on a scale of 1:1250 or 1:2500 of size A4 or A3. It must be clearly annotated with the name/location of your site and your name and contact details (in case they become detached from the form). An OS base map can be obtained from the Ordnance Survey website at [www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

**16. Mandatory [REQUIRED]**

**Q. I agree to Unaccompanied / Accompanied sites visits**

*G Site surveys will be carried out by the Council or their Site Representatives. It is important where possible to allow unaccompanied site visits. If the site has secured accessibility and accompanied visits are imperative then please be willing to make arrangements for a site visit.*