

Appendix 1 - Call for Sites Publication & Advertising

Public Notice of Strategic Housing & Employment Land Availability
Assessment (SHELAA) Call for Sites 2014 for the Darlington & Stockton
Times 4th April 2014

**RICHMONDSHIRE DISTRICT COUNCIL
PUBLIC NOTICE
STRATEGIC HOUSING & EMPLOYMENT LAND
AVAILABILITY ASSESSMENT (SHELAA)
CALL FOR SITES 2014
NATIONAL PLANNING POLICY FRAMEWORK PARA
47**

The Council is conducting a Call for Sites. Landowners, developers and the public are invited to submit sites for the consideration of development potential and inclusion in the SHELAA 2014. Sites within the District outside the National Parks can be put forward for housing and/or employment uses. The deadline for submitting sites is 2nd June 2014.

For further information please contact the Community Development Team, c/o Richmondshire District Council, Mercury House, Station Rd, Richmond, DL10 4JX, land@richmondshire.gov.uk 01748 901113

Public Notice of Strategic Housing & Employment Land Availability
Assessment (SHELAA) Call for Sites 2014 for the Richmondshire District
Council Website Home Page

Strategic Land Availability Assessment: Call for Sites

Richmondshire District Council is conducting a Call for Sites consultation 7th April to 2nd June 2014. Landowners, developers and the public are invited to submit land for the consideration of development potential and inclusion in the Strategic Housing & Employment Land Availability Assessment (SHELAA). Sites within the District outside the National Park can be put forward for housing or employment uses. For more information please visit the Call for Sites 2014 page.

From: GEN - Land
Sent: 04 April 2014 15:41
To: GEN - Land
Cc: [REDACTED]
Subject: Strategic Land Availability Assessment - Call for Sites - 7th April - 2nd June 2014
Attachments: Site Assessment Form (Electronic) - Call for Sites 2014.docx; Site Assessment Form (For Printing) - Call for Sites 2014.pdf; Guidance Note - Call for Sites 2014.pdf; Use Classes Order - Call for Sites 2014.pdf

Dear Land Owner/ Agent

RE: Strategic Housing & Employment Land Availability Assessment - Call for Sites 2014

We are contacting you as you have previously expressed an interest in, or submitted a site for inclusion in the Strategic Housing and Employment Land Availability Assessment (SHELAA).

The assessment informs the Local Plan. It is not a policy document but provides evidence on the availability of land in the Richmondshire Planning Authority area to support the delivery of sufficient land for housing and employment use.

The Council aims to identify as many sites with housing and/or employment potential in and around as many settlements as possible in the study area. We are now conducting a full Call for Sites in which landowners, developers and the public are invited to submit sites for the consideration of development potential.

The Call for Sites will run from 7th April until 2nd June 2014. It must be noted that sites can be submitted at any time outside this period to ensure an up-to-date land supply is demonstrated.

Sites within Richmondshire outside the National Park can be submitted for housing or employment uses. Sites for housing must be capable of delivering 4 or more dwellings. If you have submitted a site previously we are asking that sites be re-submitted to ensure we have up-to-date information.

A site's inclusion in the SHELAA does not in itself determine whether a site should be allocated for development or be granted planning permission. However it would be a material consideration in the determination of planning applications.

A Site Assessment Form (**Electronic and Paper version**), Guidance Note and Use Classes Order are attached to this email. The 2 site assessment forms are different and designed for each specific method of completion.

- The **Electronic site assessment form** is designed for completion online.
- The **Paper site assessment form** is designed for printing and completion by hand.

For further information please contact the Community Development Team on 01748 901113 or by e-mail to land@richmondshire.gov.uk

GEN Land



Richmondshire District Council
Mercury House
Station Road
Richmond
DL10 4JX

4th April 2014

Dear Land Owner/ Agent

RE: Strategic Land Availability Assessment - Call for Sites 2014

We are contacting you as you have previously expressed an interest in, or submitted a site for inclusion in the Strategic Housing and Employment Land Availability Assessment (SHELAA).

The assessment informs the Local Plan. It is not a policy document but provides evidence on the availability of land in the Richmondshire Planning Authority area to support the delivery of sufficient land for housing and employment use.

The Council aims to identify as many sites with housing and/or employment potential in and around as many settlements as possible in the study area. We are now conducting a full Call for Sites in which landowners, developers and the public are invited to submit sites for the consideration of development potential. **The Call for Sites will run from 7th April until 2nd June 2014.** It must be noted that sites are welcomed at any time to ensure an up-to-date land supply is demonstrated.

Sites within Richmondshire outside the National Park can be submitted for housing or employment uses. Sites for housing must be capable of delivering 4 or more dwellings. If you have submitted a site previously we are asking that sites be re-submitted to ensure we have up-to-date information.

A site's inclusion in the SHELAA does not in itself determine whether a site should be allocated for development or be granted planning permission. However it would be a material consideration in the determination of planning applications.

A Site Assessment Form and Guidance Note accompany this letter. For further information please contact the Community Development Team on 01748 901113 or by e-mail to land@richmondshire.gov.uk

Yours Faithfully



Mark Robson
Community Development Manager

Call for Sites 2014

Richmondshire District Council has now launched a Call for Sites consultation **running from 7th April to 2nd June 2014** to inform a full update of the [Strategic Housing & Employment Land Availability Assessment](#). The Council aims to identify as many sites with housing and/or employment potential in and around as many settlements as possible in the District outside of the Yorkshire Dales National Park.

What is a 'Call for Sites'?

A Call for Sites is a consultation in which the Council invites landowners, developers and the public to submit land for the consideration of development potential and inclusion in the [Strategic Housing & Employment Land Availability Assessment \(SHELAA\)](#). Sites can be put forward for uses such as housing or employment and business.

Who can submit a site?

Anyone can submit a site for consideration on the condition that contact details are included. Anonymous proposals will not be accepted. Sites need not necessarily be in your ownership.

Is there a site size threshold?

Sites should be capable of delivering 4 or more dwellings.

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).

You should submit your completed Site Assessment Form and OS map electronically by email to land@richmondshire.go.uk. Alternatively you can return a hard copy by post to Richmondshire District Council, Mercury House, Station Road, Richmond, North Yorkshire, DL10 4JX.

Anonymous proposals will not be accepted, as we will need to be able to contact you in the future. You may wish to use an agent (e.g. planning consultant, solicitor, estate agent, family member, etc.) to submit proposals on your behalf.

Where can I obtain an Ordnance Survey Map?

An OS base map can be obtained from the Ordnance Survey website at www.ordnancesurvey.co.uk

What if I can't answer all the questions?

The form includes a comprehensive range of site assessment questions. You are not expected to answer all of them. The Council will continue to complete the form after submission via desktop and site surveys where necessary. As a minimum we do require:

- Landowner/Agent contact details
- Proposed development type for consideration
- Ordnance Survey location map with the site boundary outlined and clearly marked with landowner/agent contact details in case of separation
- Agreement of Data Protection, Freedom of Information and Disclaimer Statement

When is the deadline for submitting a site?

The deadline for submitting a site to be included in the 2014 update will be **2nd June 2014**. Site submissions received after this date will still be considered for development potential but may not be included within the SHELAA publication document 2014. It must be noted that the Council welcomes sites at any time to ensure an accurate and up-to-date Land Supply is demonstrated.

My site has been submitted to the Council for consideration previously; do I need to do this again?

To ensure we have the most up to date information on the availability and deliverability of sites we are requesting that a new form is completed.

What happens next?

Once you have submitted your site the Council will conduct desktop and site surveys to complete the form where necessary. The information we receive will be mapped and entered into a database and will be used to inform the preparation of the [Local Plan 2012-2028](#). We will publish a schedule of the sites put forward, and the uses suggested for them. When this has been completed it will be available to view on the Local Plan page.

How will the sites be assessed?

The sites will be subject to an objective assessment of deliverability and developability. To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. To be considered developable, sites should be in a suitable location for development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

What would it mean for my site to be included within the 15 year Land Supply?

A site's inclusion within the SHELAA does not in itself determine whether a site should be allocated for housing development or be granted planning permission. However it will be a material consideration in the determination of planning applications.