

**NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL**

**STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILTY ASSESSMENT (SHELAA) AND BROWNFIELD LAND REGISTER**

**CALL FOR SITES - SUBMISSION FORM**

Any sites that are submitted using this form will be considered for inclusion in the Council’s Strategic Housing and Economic Land Availability Assessment (SHELAA) in accordance with the agreed Leicester and Leicestershire Joint Methodology.

If the site is on previously developed land (as defined in the National Planning Policy Framework), and the proposal is housing-led, it will also automatically be considered for inclusion in Part 1 of the Council’s Brownfield Land Register in accordance with the [Town and Country Planning (Brownfield Land Register) Regulations 2017](http://www.legislation.gov.uk/uksi/2017/403/pdfs/uksi_20170403_en.pdf).

Submitted sites must be able to meet the following criteria:

* Residential development: at least 0.25ha or capable of supporting at least 5 dwellings
* Economic development: 500sq m of net additional floorspace or a minimum site size of 0.25ha

**It is important to note that the SHELAA and Brownfield Land Register are not policy documents, they are technical documents which consider potential capacity; they do not make decisions or recommendations on which sites should be allocated for development or granted planning permission.**

Please complete all fields in the form as best you can. If something is unknown, then leave it blank. You will need to use a separate form for each site submitted, including a site plan for each one (1:2500 or 1:1250 scale) with the boundaries of the site clearly marked in red.

Completed forms should be returned to [**planning.policy@nwleicestershire.gov.uk**](mailto:planning.policy@nwleicestershire.gov.uk) or North West Leicestershire District Council, Po Box 11051, Coalville, Leicestershire LE67 0FW.

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**STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILTY ASSESSMENT**

**AND BROWNFIELD LAND REGISTER**

**SITE SUBMISSION FORM**

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| 1. **CONTACT DETAILS** | | |
| Contact Name | |  |
| Company/Organisation | |  |
| Address - | Line 1 |  |
|  | Line 2 |  |
|  | Line 3 |  |
|  | Line 4 |  |
|  | Postcode |  |
| Phone Number | |  |
| Email | |  |

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| 1. **AGENT DETAILS** (Please only fill in this section if you have an agent acting on your behalf/are an agent acting on behalf of a client. If you do not have an agent, please leave this section blank.) | | |
| Agent Name | |  |
| Company/Organisation | |  |
| Address - | Line 1 |  |
|  | Line 2 |  |
|  | Line 3 |  |
|  | Line 4 |  |
|  | Postcode |  |
| Phone Number | |  |
| Email | |  |

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| 1. **SITE DETAILS** | | |
| Name of site *(if applicable)* | |  |
| Address - | Line 1 |  |
|  | Line 2 |  |
|  | Line 3 |  |
|  | Line 4 |  |
|  | Postcode |  |
| Parish/Settlement | |  |
| Site area *(hectares)* | |  |
| Grid reference/  Location co-ordinates | |  |
| Current land use/character of site *(Please mark all that apply)* | | |  |  | | --- | --- | |  | Residential | |  | Employment/Commercial | |  | Leisure | |  | Agriculture | |  | Education | |  | Vacant | |  | Other (please specify below) | |  | | |
| Adjacent land uses/character *(Please mark all that apply)* | | |  |  | | --- | --- | |  | Residential | |  | Employment/Commercial | |  | Leisure | |  | Agriculture | |  | Education | |  | Vacant | |  | Other (please specify below) | |  | | |
| Current planning permissions *(including reference numbers)* | |  |
| Other relevant planning history *(including references if known)* | |  |
| Has the site previously been included in the Strategic Housing & Employment Land Availability Assessment (SHELAA) If yes, please provide reference number *(if known)* | | |  |  |  | | --- | --- | --- | |  | Yes – Ref Number: |  | |  | No | |

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| 1. **PROPOSED USES** | |
| **HOUSING** | |
| If housing is proposed, please indicate the nature of the use *(please mark all that apply)* | |  |  | | --- | --- | |  | Housing (C3 use) | |  | Residential Institutions (C2 use) | |  | Housing for older people | |  | Self build/custom build | |  | Gypsy, Traveller or Travelling Showpeople site | |  | Other (please specify below) | |  | | |
| Potential capacity *(estimated number of units)* | |  |  | | --- | --- | | Minimum: |  | | Maximum: |  | |
| Estimation of existing buildings to be demolished *(number of residential units or commercial floorspace in square metres)* |  |
| Estimation of mix of dwelling types |  |
| Tenure *(tick all likely to apply)* | |  |  | | --- | --- | |  | Market | |  | Starter Homes | |  | Affordable (other than Starter Homes) | |
| Estimated density *(dwellings per hectare)* |  |
|  | |
| **ECONOMIC** | |
| If economic development is proposed, please indicate the nature of the proposed use *(please mark all that apply)* | |  |  | | --- | --- | |  | A1 (shops) | |  | A2 (Financial and Professional Services) | |  | A3 (Restaurants and Cafes) | |  | A4 (Drinking Establishments) | |  | A5 (Hot Food Takeaways) | |  | B1 (Business) | |  | B2 (General Industrial) | |  | B8 (Storage and Distribution) | |  | C1 (Hotels) | |  | D1 (Non-residential Institutions) | |  | D2 (Assembly and Leisure) | |  | HGV parking and driver welfare facilities | |  | Other (please specify below) | |  | | |
| Estimation of proposed floorspace *(please specify floor area in square metres for each use proposed)* |  |
| Estimation of existing buildings to be demolished *(number of dwellings or commercial floorspace in square metres)* |  |

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| 1. **SUITABILITY**   *(Please indicate if any of the following constraints are likely to affect development of the site and highlight any actions required to address them)* | | |
| **Physical Factors** | **Constraint?** | **If yes, please provide further details** |
| Suitable available access to site | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |  |
| Topography and landscape features | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |  |
| Ground conditions | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |  |
| Contamination | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |  |
| Agricultural land grading (please indicate if grade 1, 2 or 3a) | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |  |
| Landfill site/proximity to landfill site | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |  |
| Proximity to strategic road network | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |  |
| Proximity to day to day facilities | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |  |
| Utilities infrastructure (gas, oil, water, telecoms etc) | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |  |
| Other (please specify) | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |  |
|  | | |
| **Natural Environment** | **Constraint?** | **If yes, please provide further details** |
| National and local ecological designations | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |  |
| Trees on site | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |  |
| Tree Preservation Orders | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |  |
| Flooding (Please indicate flood zone area 1, 2, 3a or 3b)[[1]](#footnote-1) | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |  |
| Historic landscape designations | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |  |
| Presence of historic buildings | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |  |
| Archaeological or geological interest | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |  |
| Conservation Areas[[2]](#footnote-2) (If within a Conservation Area, please indicate which) | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |  |
| Noise and pollution | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |  |
| Impact on neighbouring properties | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |  |
| Public rights of way | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |  |
| Other (please specify) | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |  |

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| **Policy Factors** | |
| Is the site previously developed land? (as defined in the National Planning Policy Framework[[3]](#footnote-3)) | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |
| Is the site located within a defined settlement?[[4]](#footnote-4) | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |
| If outside a defined settlement, is the site adjoining a defined settlement? | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |

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| 1. **AVAILABILITY** | | | |
| What is your/your client’s interest in the land? | | |  |  | | --- | --- | |  | Owner | |  | Lessee | |  | Option holder/conditional contract | |  | Other (please specify) | |  | | | |
| If you are not the owner, or the site is in multiple ownership, please submit the name(s), address(es) and contact details of all owners. *(Please also provide a plan showing the extent of individual land holdings – if submitting electronically* *plans should be in .doc .pdf or .jpg format and less than 10Mb)* | |  | |
| Have the owners of all parts of the site indicated support for its development? | | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | | |
| Is there a housebuilder/developer(s) involved in the site? | | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | | |
| If Yes, please specify name of company and nature of legal interest in the land *(if more than one, please give details of each)* | |  | |
| **Legal Constraints**  *(Please indicate legal constraints which may affect the availability of the site. For any identified, please provide further details, highlighting any actions required to address them).* | | | |
| **Constraint** | **Yes/No** | | **If yes, please provide further details** |
| Unresolved multiple ownership | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | | |  |
| Ransom strips | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | | |  |
| Tenancies | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | | |  |
| Covenants | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | | |  |
| Other (please specify) | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | | |  |

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| 1. **ACHIEVEABILITY** | |
| Please indicate during which of the following periods work could potentially commence on the development | |  |  | | --- | --- | |  | Within 5 years | |  | Within 6-10 years | |  | Within 11-15 years | |  | Within 16-20 years | |  | 20 years + | |
| If any constraints have been identified, are they likely to affect the achievability/timing of the development? *(If yes, please give details)* | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |
| Are there any viability issues which would affect the development? *(If yes, please give details)* | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |
| Once work has commenced, how many years is it likely to take to complete the development? |  |
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| 1. **SITE PLAN** | |
| I confirm that I have attached a site plan (1:2500 or 1:1250 scale) with the boundaries of the site clearly marked in red. | |  |  |  |  | | --- | --- | --- | --- | |  | Yes |  | No | |

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| 1. **DECLARATION** |
| I understand that all sites submitted will be considered in line with this consultation, and that my submissions will be made publically available and may be identifiable to my name / organisation.  I acknowledge that I have read and accept the information and terms specified under the Data Protection and Freedom of Information Statement (see below).   |  |  |  | | --- | --- | --- | | Signed |  | Date | |  |  |  | |

**DATA PROTECTION AND FREEDOM OF INFORMATION STATEMENT**

The personal information you provide on this form will be processed in accordance with the requirements of the Data Protection Act 2018. It will be used only for the preparation of local development documents as required by the Planning and Compulsory Purchase Act 2004, save for requests of such information required by way of enactment. Please note that sites put forward will be made available to the public; this will not include any personal information contained on this form.

You should not include any personal information in your comments that you would not wish to be made publicly available.

Further information about the Council’s privacy policy and how we collect, store and use your personal data can be found [here](https://www.nwleics.gov.uk/pages/website_privacy).

Your details will remain on our planning policy database and will be used to inform you of future planning policy matters and procedures. If at any point in time you wish to be removed from the database, or to have your details changed, please contact the Planning Policy team on 01530 454 676 or [planning.policy@nwleicestershire.gov.uk](mailto:planning.policy@nwleicestershire.gov.uk).

1. To see flood zone information, visit: <https://flood-map-for-planning.service.gov.uk/> [↑](#footnote-ref-1)
2. To see Conservation Area boundaries, visit: <http://www.nwleics.gov.uk/pages/conservation_area_appraisals> [↑](#footnote-ref-2)
3. For PDL definition, visit: <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary> [↑](#footnote-ref-3)
4. As identified in our adopted Local Plan: <http://www.nwleics.gov.uk/pages/local_plan> [↑](#footnote-ref-4)