



**THE SUBMISSION OF AVAILABLE SITES FOR CONSIDERATION FOR
POTENTIAL DEVELOPMENT APR 2016**

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FOR POTENTIAL DEVELOPMENT
April 2016**

Please use the following form to submit details of a site that you consider has potential for development. A separate form must be completed for each individual site.

You must include an Ordnance Survey based plan that includes the following:

- A suitable scale to identify the site boundaries.
- Location details for easy identification eg. two road names are usually appropriate.
- The site boundary clearly outlined.

Please only complete forms for sites that can accommodate 5 or more net new dwellings, or which are capable of delivering economic development of 0.25ha (or 500m² floorspace).

Please fill in the form even if you have previously submitted a site for inclusion in previous years, including for consideration as part of the Joint Core Strategy Strategic Housing Land Availability Assessment (SHLAA). However, it would be very helpful to us if you can make it clear that this is a resubmission on the form.

Please do not send in details of sites outside of the Northampton Borough Council boundary.

Please be aware that information you submit in response to this request will be made publicly available by Northampton Borough Council and will be identifiable by name or organisation. Please see the disclaimer at the end of the form.

If you are in doubt about whether to submit a site or if you have any other queries please contact Northampton Borough Council on 01604 837326 or email planningpolicy@northampton.gov.uk.

In order to meet our current timescales for updating the evidence base, please return this form and your location plan by **5 pm on Friday 10 June 2016**.

We would prefer responses to be submitted through our online consultation system:

<http://northampton.gov.uk/localplanissues>

Responses can also be sent:

by email: planningpolicy@northampton.gov.uk



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or by post: Land Availability Assessment, Planning Policy,
Regeneration, Enterprise & Planning Directorate, Northampton Borough
Council, The Guildhall, St Giles Square, Northampton NN1 1DE



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OFFICIAL USE ONLY:	
Reference	
Received	
Acknowledged	

Please read the notes at the end of this form before submitting.

1. Your Contact Details		
	Your Details	Agents Details (if applicable)
Name		
Organisation		
Position		
Email		
Telephone		
Address		
Town		
Postcode		
Your Role	Are you the Landowner, Land Agent, Developer, Housing Association, Planning Consultant, Other?	

Please see the Fair Processing Notice within the Guidance Notes.



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2. Site Details		
To avoid delays it is essential that you provide a plan showing clearly the site location and boundary (preferably at a scale of 1:2500 or 1:1250)		
Name of Site / Site Address		
Postcode (if known)		
Site size (hectares)		
Ordnance Survey Grid Reference (if known)	Easting	Northing
What type of development are you proposing (i.e. housing, industrial, commercial, leisure, mixed use (please specify))		
Existing / Previous use of the site i.e. housing, industrial, agriculture		
Please indicate what percentage of the site was previously developed and what is not	Previously developed	Not previously developed
Has the site been submitted to the Council for consideration for development before?	Yes	No
If YES, please provide details		
Has the site ever been the subject of a planning application or pre-application advice for housing or for other	Yes	No



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uses?		
If YES, please provide details		

Availability

3. Site Ownership		
Do you (or your client):		
Own all of the site?	<input type="checkbox"/>	
Own part of the site?	<input type="checkbox"/>	
Hold a legal interest in all of the site?	<input type="checkbox"/>	
Hold a legal interest in part of the site?	<input type="checkbox"/>	
Do not own (or hold any legal interest in) the site?	<input type="checkbox"/>	
If you are not the owner, or own only part of the site, do you know who owns the site or the remainder of the site (please provide details)? Is land acquisition required?		
Does the owner (or other owner(s)) support your proposals for the site?	Yes	No
With regard to development, is the site considered to be available?	Yes	No



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Deliverability

4. Amount of new development / Timescales	
What is the estimated number of new homes or amount of commercial floorspace that you consider could be provided on the site?	
When is the site likely to be available for development?	
Within 5 years	<input type="checkbox"/>
Between 6 and 10 years	<input type="checkbox"/>
Between 11 and 15 years	<input type="checkbox"/>
Over 15 years	<input type="checkbox"/>
Please identify any issues affecting the timescale for bringing the site forward for development (e.g. infrastructure requirements)	

5. Financial Viability	
Has an economic viability assessment been carried out for the proposed development?	
Yes	<input type="checkbox"/>
No	<input type="checkbox"/>
Unsure	<input type="checkbox"/>
If YES, please provide details or attach separately	

6. Market interest	
Do you know if there has been any market interest in the site?	
Yes	<input type="checkbox"/>
No	<input type="checkbox"/>
Unsure	<input type="checkbox"/>



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If YES, please provide details:

7. Utilities

Please tell us which of the following utilities are available to the site:

Mains water	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unsure	<input type="checkbox"/>
Mains sewerage	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unsure	<input type="checkbox"/>
Electricity supply	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unsure	<input type="checkbox"/>
Gas supply	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unsure	<input type="checkbox"/>
Public Highway	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unsure	<input type="checkbox"/>

8. Potential constraints

Are you aware of any issues that could stop the site being developed or affect the timescale for delivering the development?

Physical constraints (pylons, trees, topography, other)

Does the site have access constraints or ransom strips?

Do restrictive covenants prevent development?

Do current uses need to be relocated?

Public rights of way cross or adjoin the site?

Is the land contaminated?

Are there other constraints the Council should be informed of?

If you have answered YES to any of the above questions, please provide details including details of how you consider the constraints can be overcome:



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Potential Housing Sites

Please answer the following questions if the site is being submitted for having potential for housing (including as part of a mixed use development)

If there are existing residential dwellings on the site, what is the estimated number of net additional dwellings that you think could be built on the site?	
How many homes do you think will be built each year?	

Type and size of new homes

If known, what is the estimated type and size of new dwellings?	4+ bed	3 bed	2 bed	1 bed
Houses (including bungalows)				
Flats/apartments				

If you wish to provide further information related to the site that you submitting, please continue on a separate sheet.



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9. Methodology for the Northampton Land Availability Assessment

Do you have any comments on the proposed Methodology for the Northampton Land Availability Assessment?

Declaration:

I understand any comments submitted in response to this request will be made publicly available by Northampton Borough Council and will be identifiable to my name or organisation.

Name (print)	
Date	

Please read the following:

1. The information collected in this form will be used by Northampton Borough Council to inform its land availability assessments as part of the preparation of the Northampton Local Plan (Part 2). By responding you are accepting that the information within it will be made available to the public and will be identifiable by name or organisation.
2. The identification of sites, buildings or areas within any Council land availability assessment does not mean that the Council would grant planning permission for development. All planning applications, including those for residential development will be determined in accordance with the development plan unless material considerations indicate otherwise.



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3. The inclusion of sites within any Council land availability assessment does not preclude use or development for other purposes.
4. Any boundaries shown within any Council land availability assessment are based on information available at the time of the preparation of the survey. They do not represent an absolute area for any future proposals.
5. The exclusion of sites from any Council land availability assessment does not preclude their development for residential or other use.
6. Any Council land availability assessment will represent an estimate of when sites may come forward for development. It does not mean that applications which come forward at different times will be refused on that basis.
7. Any Council land availability assessment will use the information available at the time of the study. The Council does not accept liability for any omissions or factual inaccuracies that may be contained within any Council land availability assessment. Applicants for planning permission are advised to carry out their own assessments and analysis of any site and not rely on the information within any Council land availability assessment.
8. Where the site capacity identified in any Council land availability assessment is based on the surrounding neighbourhood density, this should not be taken as the level of housing which would be most appropriate on that the site. The density of any planning application will be assessed through the normal planning process and any Council land availability assessment will not represent an over-riding justification for any particular density.
9. The Council intends any Council land availability assessment to be a living document which is subject to review. Therefore published information may be out-of-date.