North Northants Council Logo

The logo of North Northamptonshire Council

# **North Northamptonshire Housing and Employment Land Availability Assessment (HELAA) – January 2022**

# **Call for Sites Form**

**Introduction**

This document represents an electronic (MS Word) version of the online form which is available at: [https://apps.esriuk.com/app/questionwhere/54/view/f21e5016f9a048abb6c754efce3cc41b/index.html#](https://apps.esriuk.com/app/questionwhere/54/view/f21e5016f9a048abb6c754efce3cc41b/index.html) .

This document can be used either for reference when completing the [online form](https://apps.esriuk.com/app/questionwhere/54/view/f21e5016f9a048abb6c754efce3cc41b/index.html# .) or as a standalone version which can be completed and returned to the Council via email. If choosing the latter, please can this completed form be sent to [planningpolicy@northnorthants.gov.uk](mailto:planningpolicy@northnorthants.gov.uk) by **Monday April 25th 2022** alongside a site plan (see Q15) and any other relevant attachments (Q39 and Q40).

**Please do not submit sites that already have planning permission for residential, employment or other development unless new information is available which may change previously agreed assumptions (for example, there are changes to a site boundary, proposed use or yield, or new information about developability or different proposals are now identified).**

Further information on the HELAA and Call for Sites are available on the Council’s Consultation Hub: <https://northnorthants.citizenspace.com/planning/north-northamptonshire-council-s-call-for-sites/>

**General Data Protection Regulations**

To see more about how we record and store your information please see North Northamptonshire Council’s Corporate Privacy Notice:

<https://www.northnorthants.gov.uk/your-council/corporate-privacy-notice>

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| 1. **Your Contact Details** | | | | | | |
| **1** | **Title:** | |  | | | |
| **2** | **Full Name:** | |  | | | |
| **3** | **Position (if relevant):** | |  | | | |
| **4** | **Organisation / Company:** | |  | | | |
| **5** | **Your Address:** | Line 1 |  | | | |
| Line 2 |  | | | |
| Line 3 |  | | | |
| Line 4 |  | | | |
| **6** | **Postcode:** | |  | | | |
| **7** | **Telephone Number:** | |  | | | |
| **8** | **Email address:** | |  | | | |
| **9** | **Please select the role(s) which best describes yourself:** | |  | Owner of the site |  | Registered Social Landlord |
|  | Land Agent |  | Developer |
|  | Planning Consultant |  | Local Builder |
|  | Acting on behalf of the site owner(s) |  | Public land-owning body |
|  | Other\* | | |
| **\*If Other is selected, please specify your role (e.g., a third party; Parish Council etc):** | | | | | | |
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| 1. **Site Details** | | | | | | | | | | | | | | | | |
| **10** | **Site Address:** | Line 1 |  | | | | | | | | | | | | | |
| Line 2 |  | | | | | | | | | | | | | |
| Line 3 |  | | | | | | | | | | | | | |
| Line 4 |  | | | | | | | | | | | | | |
| **11** | **Site Postcode:** | |  | | | | | | | | | | | | | |
| **12** | **Total Site Area (hectares):** | |  | | | | | | | | | | | | | |
| **13** | **Site Area Available for Development (hectares):** | |  | | | | | | | | | | | | | |
| **14** | **Site Grid Reference (if known):** | |  | | | | | | | | | | | | | |
| **15** | **Site Map[[1]](#footnote-2)** | | When using the online form, you have the option to either:  1). use the mapping tool provided to plot your site\*  or  2). upload a file which details its location\*\*.  \*To plot using the online mapping tool, you can locate your site by using the search bar on the map (address or postcode search) or use the zoom function to scroll to it.  Once located, follow the on-screen instructions to plot the site and note the need to double click to “snap” and complete plotting of the polygon (this is confirmed when the polygon has a hatched red line).  **Please note the plotting feature will only work if the map if sufficiently zoomed in (the on-screen instructions will flag where this is not so).**  \*\*If unable to use the mapping tool, please upload an up-to-date map (1:1250 or 1:2500 scale), aerial photograph or GIS polygon which outlines the precise boundaries of the site in its entirety and the part that may be suitable for development (if this is less than the whole). | | | | | | | | | | | | | |
| **B) Site Details (continued)** | | | | | | | | | | | | | | | | |
| **16** | **Type of site:**  (\*Please provide further details on site type below depending on selection here) | |  | Greenfield\* | | | | | | |  | Previously Developed (Brownfield)\* | | | | |
|  | Mixed | | | | | | | | | | | | |
| **17(a)** | **If the site/broad location is Greenfield land, is it agricultural?** | |  | | | Yes | | |  | | | | | | No | |
| **17(b)** | **If Yes, is the site/broad location being used for arable or pasture purposes?** | |  | | | Arable | | |  | | | | | | Pasture | |
| **17(c)** | **If Yes, do you know what crop types are being grown on site and if so what are these?** | |  | | | Yes | | |  | | | | | | No | |
| Please provide details below of crop types on site: | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **17(d)** | **If the site/broad location is Previously Developed (Brownfield) land, is the land currently scrub cover or hard surfacing or other?** | |  | | Scrub | | |  | Hard Surfacing | | | |  | | | Other |
| Please provide further details below: | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **17(e)** | **If the site is Previously Developed (Brownfield) land, do you know when it was last used?** | |  | | | | Yes | | |  | | | | No | | |
| If ‘Yes’, please provide further details below (if known) | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **B) Site Details (continued)** | | | | | | | | | | | | | | | | |
| **18** | **Current Site Use(s):**  (Please tell us what is currently on the site. If the site is currently vacant or derelict please also provide details of any previous use(s) if known) | Primary Use |  | | | | | | | | | | | | | |
| Secondary Use(s) |  | | | | | | | | | | | | | |
| **19** | **Adjacent Use(s)**  (Please tell us what land-uses surround your site). | |  | | | | | | | | | | | | | |
| **20** | **Local character of surrounding area(s):**  (urban / rural / open countryside) | |  | | | | | | | | | | | | | |

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| 1. **Proposed Future Site Uses and Capacity** | | | | | | | | | | | | | | | |
| **21** | **What is your overall development concept for the site/broad location?**  (Please select option(s)) | | |  | New settlement / Garden Village | | | | | | | | | | |
|  | Strategic Urban Extension | | | | | | | | | | |
|  | Mixed use development | | | | | | | | | | |
|  | Housing | | | | | | | | | | |
|  | Gypsy and Traveller or travelling showpeople accommodation | | | | | | | | | | |
|  | Employment | | | | | | | | | | |
|  | Retail | | | | | | | | | | |
|  | Leisure/recreation/community facility | | | | | | | | | | |
|  | Cultural | | | | | | | | | | |
|  | Other (e.g., energy infrastructure) | | | | | | | | | | |
| **22** | **Details of proposed use/s and capacity** | | | Please give details of all uses that apply, giving an estimate of the amount and density of each proposed use as appropriate. All proposed uses should be specified: | | | | | | | | | | | |
| **23(a) Residential – Market:**  (To meet housing needs in the period up to 2041 and beyond). | |  | **% of Site[[2]](#footnote-3):** | **Number of dwellings** (minimum and maximum, if applicable) | | | | **Assumed density**  (dwellings per ha): | | | | **Type of dwellings** (including flats/apartments and bungalows) | | | |
|  |  | | | |  | | | |  | | | |
| **23(b) Residential –**  **Gypsy and Traveller accommodation:**  (To meet gypsy and traveller accommodation needs in the period up to 2041 and beyond) | |  | **% of Site**: | **Number of Pitches:** | | | | | | | | | | |
|  |  | | | | | | | | | | |
| **C) Proposed Future Site Uses and Capacity (continued)** | | | | | | | | | | | | | | |
| **23(c) Residential –**  **travelling showpeople accommodation**  (To meet gypsy and traveller accommodation needs in the period up to 2041 and beyond) | |  | **% of Site**: | **Number of Plots:** | | | | | | | | | | |
|  |  | | | | | | | | | | |
| **23(d) Residential – Affordable:**  (Please specify which “affordable” product you would be seeking to deliver on site, consistent with [NPPF](https://www.gov.uk/government/publications/national-planning-policy-framework--2) definitions) | |  | **% of Site**: | **Type:** | | | **No. of dwellings** (min and max) | | | **Assumed density**  (dwellings per ha): | | | **Type of dwellings[[3]](#footnote-4)** |
|  |  | | Affordable Rent |  | | |  | | |  |
|  |  | | Social Rent |  | | |  | | |  |
|  |  | | Build to Rent |  | | |  | | |  |
|  |  | | Starter Homes |  | | |  | | |  |
|  |  | | Shared Ownership |  | | |  | | |  |
|  |  | | Rent to Buy |  | | |  | | |  |
|  |  | | First Homes |  | | |  | | |  |
|  |  | | Other[[4]](#footnote-5) |  | | |  | | |  |
| **C) Proposed Future Site Uses and Capacity (continued)** | | | | | | | | | | | | | |
| **23(e) Residential –**  **Older People:**  (Use Class C2 institutions including assisted living and care homes) | |  | **% of Site:** | **Number of dwellings**  (min and max) | | | **Assumed density**  (dwellings per ha): | | | | **Type of dwellings[[5]](#footnote-6)** | | | | |
|  |  | | |  | | | |  | | | | |
| **23(f) Residential –Self Build:** | |  | **% of Site:** | **Number of plots**  (min and max) | | | **Assumed density**  (dwellings per ha): | | | | **Type of dwellings5** | | | | |
|  |  | | |  | | | |  | | | | |
| **23(g) Residential – Custom Build:** | |  | **% of Site:** | **Number of plots**  (min and max) | | | **Assumed density**  (dwellings per ha): | | | | **Type of dwellings5** | | | | |
|  |  | | |  | | | |  | | | | |
| **23(h) Residential – Private Rented:** | |  | **% of Site:** | **Number of plots**  (min and max) | | | **Assumed density**  (dwellings per ha): | | | | **Type of dwellings5** | | | | |
|  |  | | |  | | | |  | | | | |
| **23(i) Employment:**  **Office (E):** | |  | **% of Site:** | **Floorspace**  **(sq. m)** | | | | | **Assumed density**  **(Sqm per Ha)** | | | | | | |
|  |  | | | | |  | | | | | | |
| **23(j) Employment:**  Industrial (B2) or E(g)(ii) or E(g)(iii) | |  | **% of Site:** | **Floorspace**  **(sq. m)** | | | | | **Assumed density**  **(Sqm per Ha)** | | | | | | |
|  |  | | | | |  | | | | | | |
| **23(k) Employment:**  Non-Strategic Warehousing (B8)\*  \*(Individual Units of up to 100,000 sqft (9,300 sqm) | |  | **% of Site:** | **Floorspace**  **(sq. m)** | | | | | **Assumed density**  **(Sqm per Ha)** | | | | | | |
|  |  | | | | |  | | | | | | |
| **C) Proposed Future Site Uses and Capacity (continued)** | | | | | | | | | | | | | | | |
| **23(l) Employment:**  Strategic Warehousing (B8)\*  \*(Individual Units of over 100,000 sqft (9,300 sqm) | |  | **% of Site:** | **Floorspace**  **(sq. m)** | | | | | **Assumed density**  **(Sqm per Ha)** | | | | | | |
|  |  | | | | |  | | | | | | |
| **23(m) Retail:** | |  | **% of Site:** | **Proposed Uses:** | | | | | | | | | | | |
|  | | | | | | | | | | | |
| **23(n) Leisure/**  **recreation/ cultural/**  **community facility** | |  | **% of Site:** | **Proposed Uses:** | | | | | | | | | | | |
|  | | | | | | | | | | | |
| **23(o) Mixed Use development:**  (please select this box and other applicable boxes above. If selected please specify potential proportions of each use). | |  | **% of Site:** | **Proposed Uses:** | | | | | | | | | | | |
|  | | | | | | | | | | | |
| **23(p) Other**  (e.g., energy infrastructure) | |  | **% of Site:** | **Proposed Uses:** | | | | | | | | | | | |
|  | | | | | | | | | | | |
| **C) Proposed Future Site Uses and Capacity (continued)** | | | | | | | | | | | | | | | |
| **24. Climate Change: Given the uses proposed on site, how will these respond to projected climate change? What measures will you use to future proof the site to its impacts? Please provide details:** | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | |
| **Please provide any additional details to supplement your answers to this section (if required):** | | | | | | | | | | | | | | | |
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| 1. **Potential Site Constraints / Barriers to Delivery** | | | | | | | | | | | | | | |
| To the best of your knowledge, do constraints exist that might prevent the site/broad location from being developed? Please provide information on the following to assist with assessing site **suitability**: | | | | | | | | | | | | | | |
| **25** | **Access** | **Does the site currently have suitable access to the highway?** | | | | | | | | | | | | |
|  | **Yes** | |  | | **No** | | | |  | **Don’t Know** | | |
| **If Yes, please provide details:** | | | | | | | | | | | | |
|  | | | | | | | | | | | | |
| **If No, please specify how site access might be provided:** | | | | | | | | | | | | |
|  | | | | | | | | | | | | |
| **26** | **Physical Constraints** | **Are there physical constraints on site which may need to be overcome?**  (E.g., existing buildings, pipelines/services, vegetation, ponds/watercourses, steep slopes, contamination, land instability) | | | | | | | | | | | | |
|  | **Yes** | | |  | | **No** | |  | | **Don’t Know** | | |
| **Please further provide details on these constraints below:** | | | | | | | | | | | | |
|  | | | | | | | | | | | | |
| **If Yes, please specify how any issues will be addressed:** | | | | | | | | | | | | |
|  | | | | | | | | | | | | |
| **D) Potential Site Constraints / Barriers to Delivery (continued)** | | | | | | | | | | | | | | |
| **27** | **Strategic Infrastructure** | **Is development of the site/broad location dependent on the delivery of new strategic infrastructure?** | | | | | | | | | | | | |
|  | | **Yes** | |  | | | **No** | | | |  | **Don’t Know** |
| **If Yes, please provide details:** | | | | | | | | | | | | |
|  | | | | | | | | | | | | |
| **28** | **Legal** | **Are there any legal/ownership constraints that might prohibit or delay development?** | | | | | | | | | | | | |
|  | | **Yes** | |  | | | **No** | | | |  | **Don’t Know** |
| **If Yes, please provide details:** | | | | | | | | | | | | |
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| 1. **Site Availability, Achievability & Market Interest** | | | | | | | | | | | | | | | | |
| To assist with assessing the **Availability** and **Achievability** of the site**/**broad location, please provide any relevant information on the following matters: | | | | | | | | | | | | | | | | |
| **29** | **Are you the sole landowner of the site/broad location or acting on behalf of the sole landowner?** | | |  | Yes | | | | |  | | | No (there is more than one landowner) | | | |
| **30** | **If there is more than one owner of the site/broad location, how many landowners are there to your knowledge?** | | |  | 2 | | | | |  | | | 7 | | | |
|  | 3 | | | | |  | | | 8 | | | |
|  | 4 | | | | |  | | | 9 | | | |
|  | 5 | | | | |  | | | 10+ | | | |
|  | 6 | | | | |  | | | Not applicable (sole landowner) | | | |
| **31** | **If there is more than one landowner, are all in agreement with the intention to develop the site/broad location?** | | |  | Yes | | | | |  | | | No | | | |
|  | Don’t know | | | | |  | | | Not applicable (sole landowner) | | | |
| **If ‘No’, how is this being addressed?** | | | | | | | | | | | | |
|  | | | | | | | | | | | | |
| **32** | **Is the site/broad location immediately available for development?** | | |  | Yes | | | | |  | | | No | | | |
| **33** | **If not, to your knowledge, is the site/broad location subject to any of the following?:**  (please select as many as applicable) | | |  | Unresolved multiple ownerships | | | | |  | | | Operational requirements of landowners | | | |
|  | Ransom Strips | | | | |  | | | Other | | | |
| **If ‘Other’, please provide details:** | | | | | | | | | | | | |
|  | | | | | | | | | | | | |
| **E) Site Availability, Achievability & Market Interest (continued)** | | | | | | | | | | | | | | | | |
| **34** | **If the site/broad location is immediately available for development, is it:**  (please select as many as applicable) | | |  | Currently for sale | | | | |  | | | Currently being marketed | | | |
|  | Subject to an ‘option’ to purchase | | | | |  | | | Other | | | |
| **If ‘Other’, please provide details:** | | | | | | | | | | | | |
|  | | | | | | | | | | | | |
| **35** | **Why do you consider the development of this site/broad location will be attractive to the market?** | | | **Please provide details:** | | | | | | | | | | | | |
|  | | | | | | | | | | | | |
| **36** | **Has the site/broad location been actively marketed?** | | |  | | **Yes** |  | | | | **No** | | |  | | **Don’t Know** |
| **If ‘Yes’, please provide details of what the site has been marketed for and the level of interest:** | | | | | | | | | | | | |
|  | | | | | | | | | | | | |
| **E) Site Availability, Achievability & Market Interest (continued)** | | | | | | | | | | | | | | | | |
| **37** | **Have any discussions taken place with potential developers?** | | |  | | **Yes** |  | | | | **No** | | |  | | **Don’t Know** |
| **If ‘Yes’, please provide details:** | | | | | | | | | | | | |
|  | | | | | | | | | | | | |
| **38** | **Is the site/broad location under option to a developer(s)?** | | |  | | **Yes** |  | | | | **No** | | |  | | **Don’t Know** |
| **If ‘Yes’, please provide details:** | | | | | | | | | | | | |
|  | | | | | | | | | | | | |
| **39** | **Have any baseline studies / site assessments been undertaken for the site/broad location?[[6]](#footnote-7) [[7]](#footnote-8)** | | |  | | **Yes** |  | | | | **No** | | |  | | **Don’t Know** |
| **If ‘Yes’, please provide details:** | | | | | | | | | | | | |
|  | | | | | | | | | | | | |
| **40** | **Has any Masterplanning of the site/broad location been undertaken?7** | | |  | | **Yes** |  | | | | **No** | | |  | | **Don’t Know** |
| **If ‘Yes’, please provide details:** | | | | | | | | | | | | |
|  | | | | | | | | | | | | |
| **E) Site Availability, Achievability & Market Interest (continued)** | | | | | | | | | | | | | | | | |
| **41** | **Would development require relocation of an existing use or demolition of existing structures on the site/broad location?** | | |  | | **Yes** |  | | | | **No** | | |  | | **Don’t Know** |
| **If Yes, please provide details, including any discussions that have taken place with existing owners or users:** | | | | | | | | | | | | |
|  | | | | | | | | | | | | |
| **42** | **Are there any other issues that might affect the viability of the site/broad location?** | | |  | | **Yes** |  | | | | **No** | | |  | | **Don’t Know** |
| **If ‘Yes’, please provide details:** | | | | | | | | | | | | |
|  | | | | | | | | | | | | |
| **43** | **If the site/broad location is not immediately available for development, please indicate over what timeframe you think it will become available, including a best estimate of a specific year:** | | |  | Within the next 5 years (2021/22 - 2025/26) | | | | | | | Available in (year): | | |  | |
|  | 6-10 years  (2026/27 - 2030/31) | | | | | | | Available in (year): | | |  | |
|  | 11-15 years  (2031/32 - 2035/36) | | | | | | | Available in (year): | | |  | |
|  | 15 years +  (2036/37+) | | | | | | | Available in (year): | | |  | |
| 1. **Site Deliverability** | | | | | | | | | | | | | | | | |
| **44a** | | **Residential development**: Based on your preceding feedback at Q23, please provide an estimate of when you expect development to start on site: | | | | | | | | | | | | | | |
|  | 1-5 Years (2021-26) | | | | |  | 15 Years + (2036-2050) | | | | | | | |
|  | 6-10 Years (2026-31) | | | | |  | Beyond 2050 | | | | | | | |
|  | 11-15 Years (2031-36) | | | | | | | | | | | | | |
| **44b** | | Once commenced, how many years do you expect it to take to fully develop the site for the uses proposed? (Please insert answer below): | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **44c** | | **Non-Residential development**: Based on your preceding feedback at Q23, please provide an estimate of when you expect development to start on site: | | | | | | | | | | | | | | |
|  | 1-5 Years (2021-26) | | | | |  | 15 Years + (2036-2050) | | | | | | | |
|  | 6-10 Years (2026-31) | | | | |  | Beyond 2050 | | | | | | | |
|  | 11-15 Years (2031-36) | | | | | | | | | | | | | |
| **44d** | | Once commenced, how many years do you expect it to take to fully develop the site for the uses proposed? (Please insert answer below): | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | |

**- END -**

**Note:**

This document can be used either for reference when completing the online proforma or as a standalone version which can be completed and returned to the Council via email. If choosing the latter, please can this completed Proforma be sent to [planningpolicy@northnorthants.gov.uk](mailto:planningpolicy@northnorthants.gov.uk) by **Monday April 25th 2022** alongside a site plan (see Q15) and any other relevant attachments (e.g. Q39 and Q40).

1. **Please note we will be unable to assess your site without a site map.** [↑](#footnote-ref-2)
2. Where ‘% of Site” is referenced, here we are seeking guidance on your thinking of how much of the site you intend to use for the purposes outlined at Q21 to aid with site assessment. For example, if housing only is proposed, we would expect 100% to be added to the relevant entry. If a mixed site comprising housing and employment, we might expect an entry of 50% housing, 50% employment in the relevant rows. We do not expect a breakdown of affordable housing quanta, for example, as this will be guided by local policy. The objective here is to gauge overall site use/capacity to aid with assessment. [↑](#footnote-ref-3)
3. Including flats/Apartments, bungalows, Maisonettes, cluster houses. [↑](#footnote-ref-4)
4. E.g., discounted market sale, Rent Plus etc [↑](#footnote-ref-5)
5. Including flats/apartments and bungalows [↑](#footnote-ref-6)
6. e.g., Phase 1 Habitat Surveys, Bird Surveys, Flood Risk, Contaminated Land, Noise, utilities provision etc [↑](#footnote-ref-7)
7. Please attach any relevant files to your submission [↑](#footnote-ref-8)