

Stockport Council Local Plan Call for Sites Submission Form

As part of the work being undertaken to develop a new Local Plan for Stockport, the Council is asking people to identify land or sites they would like to see either protected or developed for a particular use. This could either be:

- Sites that you think should be protected – for example, an area of open space that you think should be protected for recreational use, or a business site that you think should be protected to provide local jobs; or
- Sites that you think should be promoted for a use that is different from the current use – for example, a site that you think should be developed for housing, business, leisure or another use.

If your site is not already included in the SHLAA published in December 2018 (www.stockport.gov.uk/shlaa) and you want to promote a site or sites for potential housing development please complete and return this form. You will receive an acknowledgement of your submission to retain for your records. Also, if you have previously submitted a site and the information given is either incorrect or out of date please also use this form to take the opportunity to provide additional or amended site information.

All submissions should be accompanied by an Ordnance Survey base map clearly showing the boundaries of the site outlined in red (if you also own adjacent land please also edge this in blue).

- Site boundary must be clearly marked, ideally on an OS map base, supplied at A4 or A3 size. Scale must enable site boundaries to be clearly identified (for the majority of the sites the scale would need to be 1:1250 or less).
- Maps on which property boundaries cannot be accurately identified (for example, those derived from generalised street maps such as an A-Z) will not be accepted.
- Maps must show at least two named roads, to ensure that site can be correctly identified. A postcode would also help to locate the site (even if this is for adjacent land or buildings), and grid references should be supplied if available.
- Maps should be clearly annotated with the name/location of your site.

Please note: If a site is put forward, it does not mean it will be allocated for that use. Submitting details of a particular site is not the same as submitting a planning application. All submissions are made on a without prejudice basis. Please note that information on sites considered through the land availability assessment process will be openly available to the public and the information submitted will **NOT be treated**

as confidential. It must also be stressed that in seeking available sites the Council is making no commitment in respect of which sites may be selected to be take forward into the new Local Plan.

An assessment of all sites and submitted information will be carried out and the public consultation on the Local Plan will invite comments on the proposed sites. We will provide information to help explain the decision to either include or exclude a site at that stage.

Please complete to the best of your knowledge a separate form for each site, and return by email (preferred) to:

- local.plan@stockport.gov.uk; or
- Planning Policy Team, Services to Place, Stopford House, Piccadilly, Stockport SK1 3XE
- Online at: <https://www.stockport.gov.uk/callforsites>
- Additional copies of this form can also be downloaded from the website: <https://www.stockport.gov.uk/get-involved-slp/call-for-sites> and posted or emailed.

All forms must be submitted no later than **Friday 28th February 2020.**

If you do not provide the requested information the Council may not consider your site.

Do submit sites that:

- Are likely to become available for development within the next 15 years.
- Could accommodate 5 or more dwellings or are at least 0.15 hectares in size.
- Could be suitable for residential and / or employment uses (500m² of floorspace and above).
- Meet the criteria for inclusion on the Council's Brownfield Land Register - Regulation 4 of The Town and Country Planning (Brownfield Land Register) Regulations 2017 refer.

Do NOT submit sites that:

- Already have planning permission unless a different form of development is now being proposed.
- Are entirely outside the Borough boundary.
- Are less than 0.15 hectares in size or not capable of supporting at least 5 dwellings.
- Are already included in Stockport Council's SHLAA published in December 2018 and the information in that document is correct and up to date:
<https://www.stockport.gov.uk/strategy/housing-land-availability-assessment-shlaa>.

Data Protection and Freedom of Information

We need your permission to hold your details on our database.

I agree that Stockport Council can hold the contact details and related responses and I understand that they will only be used in relation to Planning Policy matters.

Signed.....

Date.....

- This information is collected in accordance with the data protection principles in GDPR/Data Protection Act 2018. The purposes for collecting this data are: to assist in the preparation, monitoring and review of the Stockport Local Plan; and
- to contact you, if necessary, regarding the answers given on this form.

The above purposes may require public disclosure of any data received by Stockport on the form, in accordance with the Freedom of Information Act 2000, personal data will be redacted if shown on any documents. If you have any concerns regarding the processing of your data, please contact Planning Policy by email to local.plan@stockport.gov.uk or by telephone: 0161 474 4395.

(1) Contact Details	
Name	
Company / organisation (if relevant)	
Address	
Postcode	
Telephone	
E-mail	
I am (please tick all those that apply)	<input type="checkbox"/> A Landowner <input type="checkbox"/> A Land Agent <input type="checkbox"/> A Planning Consultant <input type="checkbox"/> A Developer <input type="checkbox"/> A Registered Social Landlord <input type="checkbox"/> Other (please specify)

(2) Site Details	<i>Please include the name and address of a site which should be sufficient to describe its location accompanied by a plan clearly showing the exact location, and boundaries (marked in red) of the site. Forms submitted without a site plan will not be considered.</i>
Site Address including post code	
Site area (hectares)	
OS Grid reference Easting	
OS Grid reference Northing	
Current Use(s) and level of occupancy	
Land ownership (if you are not the owner)	
Are any existing dwellings to be demolished? (If Yes please state number)	

<p>Has the land owner expressed an intention to sell or develop the site?</p>	
<p>Relevant Planning Status and History - if known, please include relevant planning application reference number(s)</p>	
<p>Does the site have a recently lapsed planning permission? If yes: (i) please clarify the date and type of the previous permission (full or outline) and why the permission has been allowed to lapse (ii) whether you intend to reapply for a similar scheme which delivers the same amount of development</p>	

(3) Proposed Future Use(s)	
	Proposed Use – including, if housing, a minimum net number of houses / flats - or range of dwellings and type of housing development – new build, change of use or conversion (pitches for traveller sites) or floorspace.
Residential	
Affordable Housing	
Specialist Housing	
Employment (please specify)	
Retail (please specify)	
Leisure (please specify)	
Utility (please specify)	
Community Facility (please specify)	
Other (please specify)	

(4) Market Interest	
<p>Please choose the most appropriate category below to indicate what level of market interest there is in the site.</p> <p><input type="checkbox"/> Site is owned by a developer</p> <p><input type="checkbox"/> Site is under option to a developer</p> <p><input type="checkbox"/> Enquiries received</p> <p><input type="checkbox"/> Site is being marketed for sale or let</p> <p><input type="checkbox"/> None</p> <p><input type="checkbox"/> Not known</p>	
<p>Comments</p>	

(5) Utilities	
Please tell us which of the following utilities the site has access to (please note: the Council's own information systems will determine policy constraints such as flood risk, Green Belt, etc.)	
	Yes/No/Unsure
Mains Water Supply & Drainage	
Mains Sewerage	
Electricity Supply	
Gas Supply	
Public Highway Access	
Public Transport (distance in meters)	_____ meters
If no to any of the above, in order to make the site deliverable please provide details of how the site could be serviced and / or accessed.	

(6) Factors affecting site availability	
	Yes/No/Unsure
Is there land in other ownership (ransom strips) that must be acquired to develop the site?	
Does the site have any restrictive covenants or multiple ownership / titles relating to it?	
Does the site require relocation of the current use?	
Are there any known environmental constraints (e.g. flood risk/ Tree Preservation Orders / biodiversity and nature conservation interests / other features)?	
Does the site have any known contamination / pollution issues including any previous hazardous land uses?	
Does the site have any access constraints?	
Are there significant topographical constraints affecting the site (land levels, slopes and ground conditions)?	
If there are constraints are there any interventions available to overcome them?	
Please provide any relevant information of likely measures to address any of the above that you answered "Yes" to:-	

(7) Site Ownership

Please record details of the site ownership. If there is multiple-ownership please record on a separate sheet and mark on the site plan.

Name

Address

If you are not the owner, or own part of the site, has the owner indicated support for the proposed development?

If owner /part owner, have you attached a title plan and deeds with this form?

☐ Yes

☐ No

(8) Timescale for Availability

Please indicate the timescale for availability. Please select the option that applies but **only indicate immediately if the site is cleared.**

☐ Immediately (2020)

☐ Up to 5 years (by 2025)

☐ 6 – 10 years (between 2026 and 2030)

☐ 11 – 15 years (between 2031 and 2035)

☐ Beyond 15 years (after 2035)

Don't know

Please explain the grounds on which this assessment is made. If you have indicated that the site is not available immediately please explain why and state whether the land is deliverable. Deliverable defined as meaning that there is a reasonable prospect that development will take place on the land within a 5 year period – i.e. by December 2025.

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(9) Please indicate whether you would wish the site to be included in the Council's Brownfield Land Register¹ – YES / NO

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(10) Any other relevant information

<p>Please tick to confirm that you have provided a site plan with site boundaries outlined in red. <input type="checkbox"/></p>

Please sign and date below:

Signature		Date	
Name			

¹ For more information of what this entails please refer to: The Town and Country Planning (Brownfield land Register) Regulations 2017 (Statutory Instrument 2017 No. 403)

If we require further information we will be in contact. Completed forms should be submitted by **Friday 28th February 2020**.

All sites will be assessed against a range of planning policy and sustainability criteria to ensure that they deliver the aims and objectives of the Local Plan. Following this screening we will publish for consultation the selected site allocations in the Draft Local Plan document as a schedule of sites with preferred uses. We anticipate that this document will be subject to public consultation during summer 2020. If sites and the proposed uses submitted through this Call for Sites exercise are not included in the consultation Draft Local Plan the Council will set out reasons why they have been excluded.