

Call for Sites Form



Derby City Council

Why carry out a call for sites?

Derby City Council is asking local residents, businesses, landowners and developers to help identify potential sites for development in Derby.

The information gathered from the call for sites will initially be used to update existing information on land availability, in line with the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

The information will then be used to inform future plan making aimed at meeting Derby's growth needs over the next 15-20 years. It will also assist in identifying a rolling supply of deliverable housing sites in the City to ensure that there is always a supply of ready to develop housing land.

What sites should be submitted?

If you wish to identify a site or building which you consider to be suitable and meets the requirements below, please complete this site suggestion form.

Housing:	
Sites should be capable of accommodating 5 dwellings or more and / or have an area of 0.25 hectares or more	Housing can include dwelling houses, houses in multiple occupation and some types of other communal accommodation such as student living, residential institutions and supported living such as Extra Care. Sites for Gypsies, Travellers and Travelling Showpeople can also contribute to meeting housing needs. The extent to which more specialist forms of housing will contribute towards meeting the Council's housing requirement is subject to scrutiny of various factors including, the amount of market housing that would be released back into the overall supply or the number of separate dwellings developments would deliver.
Economic Development and Other Uses:	
Sites should be 0.25 hectares or more and / or capable of accommodating 500sqm	Economic development in this context includes offices, research and development, light industry, general industry and storage and distribution, as well as any other uses that create employment. Mixed use sites will also be considered in this context.

The Council can only consider sites which are within the administrative area of Derby City. However, cross boundary sites, where part of the site is within Derby and broad locations will be considered.

More than one site or building can be submitted for consideration but please ensure that a separate form is used for each site.

In order to allocate a site for a particular use, the Council is required to provide clear evidence that land is demonstrably deliverable within the timeframe of the plan. It is therefore important that promoters provide as much information as possible to demonstrate that sites can be delivered, including details of potential delivery mechanisms and phasing.

How we will use the information you submit:

In preparing future plans, the Council will have regard to sites which have been previously promoted / identified. You may wish to update the information on a site which has previously been identified for housing or employment uses, either by yourself or by another party, subject to the site meeting the criteria above.

It should be noted that identifying sites and buildings in the assessment does not guarantee their inclusion in future development plans or that planning permission will be granted. The assessment identifies sites which have the 'potential' for housing and employment development. The relative suitability of suggested sites will then be considered by the Council taking into account any constraints including the likely impact of any development on the environment. The outcome of the assessment will be made publicly available and the intention is that the assessment will be reviewed periodically.

How to respond:

It is essential that a site plan be provided on an Ordnance Survey (OS) base clearly showing the exact location and boundaries of the site or building. If a site plan is not provided, your submission may not be considered. If the developable area of the site or building is different to the wider site area then this should also be clearly identified on the map.

In order that the Council can properly consider promoted sites, please complete all relevant parts of the site suggestion form. If you wish to provide information further to that requested on the form which you think may be useful in the assessment, you are welcome to do so. An additional page for further information is provided at the end of the form.

This form can be completed and saved electronically and emailed to us at: planningpolicy@derby.gov.uk

Alternatively, completed forms can be printed and returned to us by post using the address below:

Derby City Local Plan – Call for Sites
Spatial Planning
Derby City Council **FREEPOST**
MID24259
Derby
DE1 2BR



All information provided will be treated in accordance with the General Data Protection Regulations. We will use this information to assist in the production of Derby City Council's Local Plan. If you have provided your contact details, we will use these to contact you to discuss the suitability of sites. Where appropriate, we may pass on your contact details to other Council Departments, our Derby Housing Market Area partners and external consultants, working on our behalf, who may contact you about your site. We may also be required to publish your submission as part of the Local Plan examination. If this is required any personal data will be removed.

SECTION 1: YOUR DETAILS

SECTION 1: YOUR DETAILS		
Name		
Organisation (if applicable)		
Email		
Telephone		
Your address		
Postcode		
Please state whether you are:	<input type="checkbox"/> A Landowner	<input type="checkbox"/> A Developer
	<input type="checkbox"/> A Registered Social Housing Provider	<input type="checkbox"/> A Planning Consultant
	<input type="checkbox"/> A Land agent	<input type="checkbox"/> A Resident
	Other (please specify):	
	If acting on behalf of a landowner/developer please provide their details	

SECTION 2: SITE DETAILS AND CURRENT USE

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Site name and address	
Postcode	
Total site area (hectares)	
Area suitable for development (if not all of the site area is suitable for development due to constraints such as woodland, buildings on site etc. please estimate how much of the site could be developed)	
Have you included an Ordnance Survey based map of an appropriate scale that clearly shows the location and precise boundaries?	
Current land use(s) and existing buildings/structures on site (please provide as much detail as possible)	
Are there any buildings or uses on site that are to be retained?	
Previous land use(s) and buildings on site (please provide as much detail as possible)	
Please provide details of any historic or current planning applications of relevance to the development of the site	

PROPOSED DEVELOPMENT

SECTION 3: PROPOSED DEVELOPMENT – RESIDENTIAL

Only complete Section 3 if residential uses are proposed (including as part of mixed use schemes). Proposals for gypsy and traveller sites, or travelling showpeople sites should be included in this section. If no residential uses are proposed please go to Section 4.

SECTION 3: PROPOSED DEVELOPMENT – RESIDENTIAL		
Type(s) of housing proposed (please tick all that apply)	<input type="checkbox"/> Market	<input type="checkbox"/> Affordable
	<input type="checkbox"/> Starter homes	<input type="checkbox"/> Housing for older people
	<input type="checkbox"/> Custom/self-build	<input type="checkbox"/> Student
	<input type="checkbox"/> Gypsy and traveller site	<input type="checkbox"/> Travelling showpeople site
	<input type="checkbox"/> A mix of housing types:	<input type="checkbox"/> Other (please describe)
Estimated number of dwellings or estimated number of gypsy/traveller pitches or travelling showpeople plots		
Form of housing proposed (please tick all that apply)	<input type="checkbox"/> Houses	<input type="checkbox"/> Bungalows
	<input type="checkbox"/> Flats/Apartments	<input type="checkbox"/> Gypsy and traveller pitches
	<input type="checkbox"/> Travelling showpeople plots	<input type="checkbox"/> Specialist housing for older people (please describe)
	<input type="checkbox"/> Other (please describe)	
Dwelling sizes (please tick all that apply)	<input type="checkbox"/> 1 bedroom	<input type="checkbox"/> 2 bedrooms
	<input type="checkbox"/> 3 bedrooms	<input type="checkbox"/> 4 or more bedrooms
	<input type="checkbox"/> Unknown	

SECTION 4: PROPOSED DEVELOPMENT – OTHER USES

Complete this section of the form if you are proposing non-residential uses. If you are not proposing any non-residential uses please go to Section 5.

SECTION 4: PROPOSED DEVELOPMENT – OTHER USES		
Type of development proposed (please tick all that apply)	<input type="checkbox"/> Employment	<input type="checkbox"/> Retail
	<input type="checkbox"/> Leisure	<input type="checkbox"/> Health
	<input type="checkbox"/> Community uses	<input type="checkbox"/> Open space
	<input type="checkbox"/> Other (please describe)	
Please provide more detail about the type of development proposed		
Estimate of the floorspace for each use proposed in square metres		

AVAILABILITY

SECTION 5: SITE OWNERSHIP

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What is your/your client's interest in the site?	<input type="checkbox"/> Sole owner of the site	<input type="checkbox"/> Part owner of the site	<input type="checkbox"/> Lessee
	<input type="checkbox"/> Option holder	<input type="checkbox"/> No ownership	<input type="checkbox"/> Other (please describe)
Names and contact details for all owners of the site (if different from Section 1)			
Have the owners of all parts of the site indicated support for your proposals for the site?			

SECTION 6: SITE AVAILABILITY

SECTION 6: SITE AVAILABILITY			
	No	Yes	If yes please provide details
Are there current uses/occupiers that would need to be relocated?	<input type="checkbox"/>	<input type="checkbox"/>	
Does any further land need to be acquired to develop the site?	<input type="checkbox"/>	<input type="checkbox"/>	
Are there any legal or ownership constraints, such as ransom strips or covenants on the land, which might prohibit or delay development of the site? If so, please set out how these issues could be overcome.	<input type="checkbox"/>	<input type="checkbox"/>	

SUITABILITY

SECTION 7: SITE ACCESS

SECTION 7: SITE ACCESS		
Is there safe vehicular and pedestrian access to the site for the type of development proposed?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
Please set out where the site access is located, or proposed to be located. This may be an existing or proposed location, or multiple locations.		
Please set out any constraints to site access (such as topography, road capacity, physical barriers, visibility problems, land ownership issues etc.) and set out any measures required to overcome them.		
Is there public transport access to the site, or in close proximity to the site? If so, please describe and set out the main destinations served.		

SECTION 8: SITE UTILITIES/ INFRASTRUCTURE

Please provide information about utilities connections to the site in Section 8:

SECTION 8: SITE UTILITIES/INFRASTRUCTURE				
		Yes	No	Don't know
Does the site have access to the following utilities/infrastructure provision?	Mains water supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mains sewerage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Electrical supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broadband	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other (please specify):			

SECTION 9: ENVIRONMENTAL CONSTRAINTS

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Is the site, or part of the site, subject to any of the following constraints?	Please provide further details and suggest how any constraints may be overcome
Steep slopes or differences in ground levels	
National or local ecological designations	
Woodland, protected trees or other significant trees or plant habitat on site	
Streams or ponds	

SECTION 9: ENVIRONMENTAL CONSTRAINTS	
Is the site, or part of the site, subject to any of the following constraints?	Please provide further details and suggest how any constraints may be overcome
The presence of, or use by, protected species or other wildlife	
Public Rights of Way	
Conservation Area designation or heritage assets such as Listed Buildings or locally listed buildings. These could be on the site, adjacent to the site, or viewed from the site.	
Contamination or potential contamination from an existing, previous or neighbouring use. Please provide details of any contamination studies that have been undertaken, or remediation measures that have been undertaken.	
Flooding or surface water drainage issues. Is the site in an area of flood risk? (flood mapping can be found on the Environment Agency website)	
Neighbouring uses that could impact on the development of the site, such as pylons and power lines, busy highways, noise generating uses, industrial uses etc.	
Neighbouring uses that may be sensitive to new development	
Other environmental constraints. Please describe.	

ACHIEVABILITY

SECTION 10: DEVELOPMENT TIMESCALES, COSTS AND VIABILITY

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When do you estimate that development could start on site?	<input type="checkbox"/> Up to 5 years	<input type="checkbox"/> 5 – 10 years
What is the estimated annual delivery rate?	<input type="checkbox"/> 10 – 15 years	<input type="checkbox"/> Over 15 years
What is your reasoning for the above timescale and delivery rate?		
Are there any known significant abnormal development costs to deal with such as demolition, remediation, relocating existing uses etc.?		
Does the site require significant new infrastructure investment to be suitable for development?		
Are there any other issues (e.g. legal issues) that may influence the economic viability or timing of the development?		

SECTION 11: MARKET INTEREST

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Question	Yes	No	Don't Know	Comments
Is the site owned by a developer?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Is the site under option to a developer? If yes, what is the timescale for the option?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Have any enquiries been received about developing the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Is the site currently being marketed for any use or uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

OTHER INFORMATION

SECTION 12: OTHER RELEVANT INFORMATION

Please provide any additional information that is relevant to your proposal for the site here. If necessary, please continue on a separate sheet.

SECTION 12: OTHER RELEVANT INFORMATION	

The information provided about sites will be made public and used to inform the Council's Local Plan and its supporting evidence base.

If you wish to be consulted on Derby's Local Plan in the future please tick this box

Signature		Date	
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We can give you this information in any other way, style or language that will help you access it. Please contact us on: 01332 640807
Minicom: 01332 640666

Polish

Aby ułatwić Państwu dostęp do tych informacji, możemy je Państwu przekazać w innym formacie, stylu lub języku.

Prosimy o kontakt: 01332 640807 Tel. tekstowy: 01332 640666

Punjabi

ਇਹ ਜਾਣਕਾਰੀ ਅਸੀਂ ਤੁਹਾਨੂੰ ਕਿਸੇ ਵੀ ਹੋਰ ਤਰੀਕੇ ਨਾਲ, ਕਿਸੇ ਵੀ ਹੋਰ ਰੂਪ ਜਾਂ ਬੋਲੀ ਵਿੱਚ ਦੇ ਸਕਦੇ ਹਾਂ, ਜਿਹੜੀ ਇਸ ਤੱਕ ਪਹੁੰਚ ਕਰਨ ਵਿੱਚ ਤੁਹਾਡੀ ਸਹਾਇਤਾ ਕਰ ਸਕਦੀ ਹੋਵੇ। ਕਿਰਪਾ ਕਰਕੇ ਸਾਡੇ ਨਾਲ ਟੈਲੀਫੋਨ 01332 640807 ਮਿਨੀਕਮ 01332 640666 ਤੇ ਸੰਪਰਕ ਕਰੋ।

Slovakian

Túto informáciu vám môžeme poskytnúť iným spôsobom, štýlom alebo v inom jazyku, ktorý vám pomôže k jej sprístupneniu. Skontaktujte nás prosím na tel.č01332 640807 Minicom 01332 640666

Urdu

01332 640807 یہ معلومات ہم آپ کو کسی دیگر ایسے طریقے، انداز اور زبان میں مہیا کر سکتے ہیں جو اس تک رسائی میں آپ کی مدد کرے۔ براہ کرم منی کام 01332 640666 پر ہم سے رابطہ کریں۔



Derby City Council