

# Hull City Council call for residential sites submission form

## Strategic Housing Land Availability Assessment (SHLAA)

### Brownfield Land Register (BLR)

Please use a separate form for each site you consider has potential for housing development over the next 15 years and complete as comprehensively as possible. Please ensure the details on viability/delivery are completed. Only complete forms for sites that can support 5 or more dwellings or have an area over 0.25 hectares.

Your site will not be considered in the SHLAA/BLR if you don't include a detailed **location map** (Ordnance Survey 1:1250/2500 or up to date Aerial Photograph) which clearly identifies the site boundary. Sites outside of the Hull boundary will not be considered. If you have previously submitted sites for inclusion within previous years SHLAA or BLR, could you please identify this fact and update all required sections of the site submission form.

Each call for sites process will be open from April through to March for consideration within the following years SHLAA. Please return this form and your location plan, by **31<sup>st</sup> March** to:

email: [dev.control@hullcc.gov.uk](mailto:dev.control@hullcc.gov.uk)

Address: Planning Policy, Planning Enforcement & Policy Implementation  
Hull City Council, The Guildhall,  
Alfred Gelder Street,  
Hull, HU1 2AA

Please telephone Planning Policy on 01482 300300 if you have any questions.

#### **Data protection - your personal information**

Hull City Council will use the information you provide to inform the Council's Strategic Housing Land Availability Assessment and/or Brownfield Land Register. Information may be shared with other Council departments or agencies involved with the planning process. Please note that the Council is required to make information about potential sites and ownership available (excluding personal addresses) as part of the Brownfield Land Register.

Should you have any further queries please contact Planning Policy Team.

#### **Submission of Information**

We need permission to hold your information. Your consent is sought through the signing of the declaration below. This information is collected by Hull City Council as data controllers in accordance with the data protection principles in the General Data Protection Regulation (GDPR). The purposes for collecting this data are:

- to assist and inform the preparation of the SHLAA and or BLR;
- to contact you, if necessary, regarding the answers given on this form.

The above purposes may require public disclosure of any data received by Hull City Council on the form, in accordance with the Freedom of Information Act 2000.

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I understand that the information contained in my submission may be made available for public viewing through the preparation and publication of the Planning Policy, Strategic Housing Land Availability Assessments and/or the Brownfield Land Register. I acknowledge that I have also read and accept the information in the disclaimer overleaf.

### Government guidance

Government guidance to Housing and economic land availability assessments brownfield land registers includes:

- **the preparation of Housing and economic land availability assessments** within the Department for Communities and Local Government (DCLG) Planning practice guidance and Planning system (Published:6 March 2014, Last updated 22 July 2019);  
<https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>
- **Brownfield land registers** within the Department for Communities and Local Government (DCLG) Planning practice guidance and Planning system (Published:28 July 2017)  
<https://www.gov.uk/guidance/brownfield-land-registers>

Within the above guidance definition is provided to the terms:

- Suitability;
- Availability;
- Achievability (viability).

<b>Data Protection and Freedom of Information</b>	
I agree that Hull City Council can hold the personal and site information provided on this form and understand that it will be used in accordance with the details set out above.	
I wish my site to be considered for inclusion within the Strategic Housing Land Availability Assessment (SHLAA) and/or the Brownfield Land Register (BLR):	SHLAA - Yes/No BLR - Yes/No
Signed.....Date.....	
Office use only Rec'd.....Notes.....	

**Note:** Hull City Council will not accept submissions on forms that are not signed and dated.

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The following **disclaimer** will apply to sites contained within the SHLAA and/or BLR without prejudice

1. The identification of sites, buildings or areas within the SHLAA/BLR does not mean that the council would grant planning permission for residential development. All planning applications, including those for residential development will be determined in accordance with the development plan unless material considerations indicate otherwise.
2. The inclusion of sites within the SHLAA/BLR does not preclude use or development for other purposes.
3. Any boundaries shown within the SHLAA/BLR 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.
4. The exclusion of sites from the SHLAA/BLR does not preclude their development for residential use.
5. The SHLAA/BLR 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.
6. The SHLAA/BLR 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 the SHLAA and/or BLR. Applicants for planning permission are advised to carry out their own assessments and analysis of any site and not rely on the information within the SHLAA and/or BLR.
7. Where the site capacity identified in the SHLAA is based on the surrounding neighbourhood density, this should not be taken as the level of housing which would be most appropriate that the site. The density of any planning application will be assessed through the normal planning process and the SHLAA will not represent an over-riding justification for any particular density.
8. The Council intends the SHLAA/BLR to be a living document which is subject to annual review.
9. The consideration of sites through the Brownfield Land Register process and the entry of a site on Part 1 of the Brownfield Land Register **does not** indicate that planning permission will be granted for housing development, nor that the site(s) will be allocated for housing development in Development Plans or Neighbourhood Plans.
10. Planning proposals on sites with an entry on Part 1 of the Brownfield Land Register will be judged on their merits against the National Planning Policy Framework (NPPF) and relevant development plan proposals unless material considerations indicate otherwise. The Brownfield Land Register may represent a material consideration in the determination of planning proposals. If the land is entered in Part 2 of the Brownfield Land Register it will be granted permission in principle, which establishes the suitability in principle, of land for housing-led development.

## Hull City Council Residential Call for Sites

1. Your details.		
	Proposer / Landowner	Agents Details (if applicable)
<b>Name:</b>		
<b>Organisation:</b>		
<b>Position:</b>		
<b>Email:</b>		
<b>Telephone:</b>		
<b>Address</b>		
<b>Postcode:</b>		
<b>Your role :</b>	Landowner, Land agent, Developer, Registered Social Provider, Planning Consultant, Other.	

2. Site details			
<b>Name of Site / Site Address</b>			
<b>Postcode (if known)</b>			
<b>Site size (hectares)</b>		<b>Area suitable for housing development (hectares)</b>	
<b>Ordnance Survey Grid reference (or WGS84 or ETR90 Co-ordinates)</b>	<b>Easting(X):</b>		<b>Northing(Y):</b>
<b>Existing / Previous use of the site</b> Please include the percentage of site greenfield and/or previously developed.			
<b>Planning History</b> Has the site ever been subject to a planning application for residential development? (Please provide details)			
<p>It is essential you provide a site location and boundary map. Your suggested site cannot be included if you do not send a <b>location map</b> which clearly identifies the site boundary.</p>			

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<b>3. Number of dwellings / Timescales / Achievability?</b>			
What is the estimated maximum and minimum number of dwellings that could be provided on the site, taking into account, the type of development likely to be suitable, affordable housing requirements, height and character of surrounding buildings, density requirements, etc.?		Max	
		Min	
When is the site likely to be started? (This will reflect your understanding of the sites viability.)			
Next 5 Year Supply (Deliverable)		6 to 10 years (Developable)	
11 to 15 years (Developable)		Greater than 15 years	
What is the proposed phasing of the site? Details or estimate of annual build rate and/or time envisaged for completion of development?			
What type / mix of dwellings would you seek? Are any ancillary uses proposed? Potential for self-build/custom build?			
Has an economic viability assessment been carried out for the proposed housing led development? Please provide details below or attach separately.			
It may be necessary for planning officers to visit the site to enable full assessment. By completing and returning this form you consent to Officers of the Council visiting the site in order to make this assessment. Site visits will be conducted unaccompanied wherever possible. Where there are reasons why an unaccompanied site visit is not practicable (for instance where the site is secured and/or not visible from a public highway), please give details below so that appropriate arrangements for a site visit can be made (Reason/Contact details for potential accompanied visit).			

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<b>4. Site Ownership.</b>	
I (or my client) is:	sole owner of the site <input type="checkbox"/> owns part of the site <input type="checkbox"/> do not own (or hold any legal interest in) the site whatsoever <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 it (please provide details)? Is there land in other ownership? Is land acquisition required?  Please provide details here:	
Does the owner (or other owner(s)) support your proposals for the site?    Yes <input type="checkbox"/> / No <input type="checkbox"/>	
<b>With regards to site ownership, is the site considered available:</b> Yes <input type="checkbox"/> / No <input type="checkbox"/>	

<b>5. Market Interest</b>		
Please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.		
	Yes	Comments
Site is owned by a developer	<input type="checkbox"/>	
Site is under option to a developer	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed / Interest shown?	<input type="checkbox"/>	
Other	<input type="checkbox"/>	

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<b>6. Utilities</b>						
Please tell us which of the following utilities are available to the site						
Mains water supply	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"/>
Landline telephone/broadband internet	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unsure	<input type="checkbox"/>
Are any utilities a constraint on development? Provide details, including mitigation proposals.						

<b>7. Potential Constraints</b>						
Please tell us which of the following issues are relevant to the site (examples shown).						
Physical constraints (pipelines, pylons, trees, topography, other)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unsure	<input type="checkbox"/>
Does the site have access constraints or ransom strips	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unsure	<input type="checkbox"/>
Do restrictive covenants prevent development?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unsure	<input type="checkbox"/>
Do current uses need to be relocated?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unsure	<input type="checkbox"/>
Public rights of way cross or adjoin the site?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unsure	<input type="checkbox"/>
Is the land potentially contaminated?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unsure	<input type="checkbox"/>
Heritage constraints (Conservation Area, Setting of Listed building)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unsure	<input type="checkbox"/>
Nature Conservation (SSSI, Other)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unsure	<input type="checkbox"/>
Other constraint the Council should be informed of?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unsure	<input type="checkbox"/>
Constraint comments						

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If Yes - Please provide any relevant information of likely measures to address constraints.

Has the cumulative impact upon viability been considered relative to these constraints?

If you wish to provide any further information, please continue on a separate sheet.



**8. Other**

Please provide any other details here relating to your site here.