**SHLAA 2 FORM: Potential new housing site**

Christchurch Borough Council and East Dorset District Council

Strategic Housing Land Availability Assessment

# Guidance Notes

Local planning authorities are required to undertake a Strategic Housing Land Availability Assessment to provide the evidence base to support the delivery of sufficient land to meet the community’s need for more homes. This exercise is being undertaken by Christchurch Borough Council and East Dorset District Council.

Christchurch and East Dorset Councils are currently updating their SHLAA’s for the year 2017/18 and are now starting to identify sites for this update. National policy requires that every local authority update the SHLAA on an annual basis to maintain a current supply of potential housing land.

**If you wish to suggest a potential site and feel that it may make a contribution to the overall housing land supply, please complete the attached form and return it to Christchurch and East Dorset Councils using contact details overleaf.**

Sites that were submitted for this exercise previously should not be re-submitted unless there have been significant changes to the status of the site.

Before completing your form, please read the following guidance notes:

* Use a separate form for each site. Only information supplied on a form can be considered
* It is essential that you attach a map outlining the precise boundaries of the site in its entirety and the part which may be suitable for housing (if this is less than the whole). Without this mapped information we are unable to register the site. You may obtain a base-map on request.
* There is no size threshold for sites.
* Do not use this form to submit sites that already have planning permission for residential use, unless different proposals are identified. Please use the ‘SHLAA 1’ for this purposes which is available on request.
* Do not submit sites which are allocated for housing in a local plan.
* Submit **only** sites:
* **Within or related to the existing settlements o**f:

Christchurch: Christchurch urban area, Burton

East Dorset: Alderholt, Colehill, Corfe Mullen, Cranborne, Ferndown, Sixpenny Handley, St Leonard’s and St Ives, Sturminster Marshall, Three Legged Cross, Verwood, West Moors, West Parley, Wimborne Minster

* **Sites for 100% affordable housing** will also be considered within or adjoining the settlements of:

Christchurch: Burton, Winkton, Land adjoining the built up area of Christchurch

East Dorset: Colehill, West Moors, St Leonards and St Ives, Three Legged Cross, Alderholt, Cranborne, Furzehill, Gaunt’s Common, Gussage St Michael, Gussage All Saints, Hinton Martell, Holt, Horton, Longham, Shapwick, Sixpenny Handley, Sturminster Marshall, Wimborne St Giles, Witchampton, Woodlands

If you are unsure about the suitability of a site that you have in mind, you may prefer to have a brief informal word with a planning officer before submitting a form. Please contact the relevant local authority using the details provided overleaf.

Please note that although all proposals will be considered, suggesting a site at this first stage does not guarantee that the land will be included for housing development in the final analysis.

# Contacts for each Local Authority

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Authority** | **Contact** | **Address** | **Website Address** | **Direct Dial Telephone No.** | **Email Address** |
| Christchurch and East Dorset Councils | Planning Policy Team | Civic Offices, Bridge Street, Christchurch, Dorset BH23 1AZ | [www.dorsetforyou.com](http://www.dorsetforyou.com/) | (01202) 795175 | [PlanningPolicy@christchurchandeastdorset.gov.uk](mailto:PlanningPolicy@christchurchandeastdorset.gov.uk) |

**For official use only:**

Reference \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Received \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Acknowledged \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Strategic Housing Land Availability Assessment

2017

SHLAA 2 Form - Potential New Housing Site

SHLAA update 2017

* Please complete the form clearly and legibly and to the best of your knowledge.
* You must give your name and address for your comments to be considered.
* You must attach a map showing the precise boundaries of the site

DATA PROTECTION AND FREEDOM OF INFORMATION

The information collected in this response form will be used by your local planning authority to inform the Strategic Housing Land Availability Assessment and subsequent components of the Christchurch and East Dorset Local Plan.

**By responding you are accepting that your response and the information within it will be in the public domain, and that it may be disclosed if requested under the Freedom of Information Act. However, any published information will not contain personal details of individuals.**

|  |  |
| --- | --- |
| Your details | |
| Name |  |
| Company / agent |  |
| Representing |  |
| Is your business housing development? | Yes No |
| Your address |  |
| Telephone Number |  |
| Email |  |

|  |  |
| --- | --- |
| Site details | |
| Site address |  |
| Site postcode |  |
| OS grid reference |  |
| **Please attach a map outlining the precise boundaries of the site in its entirety and the part which may be suitable for housing (if this is less than the whole). Without this mapped information we are unable to register the site. If you are able to provide this information in GIS format we would be grateful**. | |

|  |  |
| --- | --- |
| Ownership of Site | |
| Are you the landowner of the site? | Yes No |
| If ‘yes’, are you? | Sole owner Part owner  Please list other owners: |
| If you’re not the owner, who is? (please list if more than one) |  |

**CURRENT AND POTENTIAL USE**

|  |
| --- |
| What is the site currently used for? |
|  |

|  |  |
| --- | --- |
| In your view, what type and number of dwellings would you envisage for the site? | |
| Number of houses (or bungalows) |  |
| Number of flats |  |
| Would the site be solely for affordable housing? If ‘yes’ please tick: |  |

**POSSIBLE CONSTRAINTS**

|  |  |
| --- | --- |
| To the best of your knowledge are there any constraints that may prevent development on the site? Please provide brief details where known. | |
| Access difficulties |  |
| Infrastructural requirements |  |
| Topography or ground conditions |  |
| Hazardous risks |  |
| Contamination / pollution |  |
| Flood risk |  |
| Legal issues |  |
| Other considerations |  |
| **Do you believe constraints on the site could be overcome? If so, please explain.** | |
|  | |

**AVAILABILITY**

|  |  |
| --- | --- |
| If you anticipate the site could become available for development within the next five years, what would be your best estimate of a more precise year for commencement: | |
| Between April 2017 and March 2018 |  |
| Between April 2018 and March 2019 |  |
| Between April 2019 and March 2020 |  |
| Between April 2020 and March 2021 |  |
| Between April 2021 and March 2022 |  |

|  |  |
| --- | --- |
| If not during the next five years, over what broad timeframe would you anticipate the site could first become available for development: | |
| Between April 2022 and March 2027 (5 – 10 year supply) |  |
| April 2027 and March 2032 (10 – 15 year supply) |  |
| After April 2032 (15 year + supply) |  |

|  |  |
| --- | --- |
| Once commenced, how many years do you think it would take to develop the site? | |
| Number of years |  |

|  |
| --- |
| If the site is likely to require phasing of development, could you please explain the likely timing of the phases and number of dwellings to be delivered at each phase |
|  |

**SURVEY ISSUES**

|  |
| --- |
| In identifying such a site you are giving permission for an officer of the council to access the site in order to ascertain site suitability. In this context would there be any access issues to the site? |
|  |

|  |
| --- |
| If yes, please provide contact details of the person who should be contacted to arrange a site visit. |
|  |

|  |
| --- |
| Do you know of any other issues that we should be aware of (including any issues not covered above which might delay the site coming forward for development)? |
|  |

Please return this form together with a map which clearly identifies the boundary of the site to Christchurch and East Dorset Councils using the address provided

**Thank you for your help**