

# Appendix 1 – Call for Sites Publication & Advertising



*Public Notice of Strategic Housing and Employment Land Availability Assessment (SHELAA) Call for Sites 2019 for the Northern Echo (Date: Tuesday 12<sup>th</sup> September 2017)*

## Call for land to be put forward

LANDOWNERS are being reminded not to miss the opportunity to put sites forward to help a council meet its housing needs in the future.

As part of its second Local Development Plan, Richmondshire District Council has called for suitable development sites to build new homes, leisure and community facilities for the region as part of its long-term growth strategy.

The council has invited for assessment sites that can accommodate four or more houses and where landowners are willing to make this available for delivery over the plan period, running up to 2035.

All submitted sites will be assessed for their likely suitability, availability and achievability through the Strategic Housing and Economic Land Availability Assessment (SHELAA).

Helen Boston, a planning consultant at George F White, said the call for sites presents an opportunity for landowners to learn more about the potential of developing their land.

She added: "The planning system in England can be very complicated but navigated successfully it can be a tool to significantly raise the value of land and property in a variety of ways."

The call for sites ends on October 6 and further information on the process is available from [richmondshire.gov.uk](http://richmondshire.gov.uk) or by contacting 01748-901116.

*Strategic Housing and Employment Land Availability Assessment (SHELAA) Call for Sites 2019 Article in Richmondshire Today (Date: August 26<sup>th</sup> 2017)*

# Richmondshire District Council seeks development sites

August 26, 2017 Joe Willis News 0



Local residents, landowners, developers and businesses are being urged to help the council in its call for future development sites.

As part of its Local Plan review, Richmondshire District Council wants to establish what land is available outside the Yorkshire Dales National Park.

It is looking for sites that may have potential for housing, economic development, retail, leisure and community facilities.

All submitted sites will be assessed for their likely suitability, availability and achievability through the Strategic Housing and Economic Land Availability Assessment (SHELAA).

“The SHELAA is not a policy document but provides evidence on the availability of land in the Local Plan area that will be used to inform the selection of suitable sites to be taken forward for allocation in the Local Plan 2014-2035,” said Planning Spokesperson, Councillor Jimmy Wilson-Petch.

“But the submission of a site through the ‘Call for Sites’ process does not necessarily mean that it will be selected for inclusion in the Local Plan or be granted planning permission.

“This is a technical exercise aimed at identifying potential sites for development and the choice of sites will not be made until later in the plan making process and in full consultation with the community and stakeholders.”

The Call for Sites runs until 6 October – further information on the process and methods for submitting sites including copies of the site assessment forms is available from [richmondshire.gov.uk](http://richmondshire.gov.uk) or by contacting the Community Development team on 01748 901116 or [land@richmondshire.gov.uk](mailto:land@richmondshire.gov.uk)

*Strategic Housing and Employment Land Availability Assessment (SHELAA) Call for Sites 2019 Press Release*

**Call for potential development sites in Richmondshire**

As part of reviewing its Local Plan Richmondshire District Council needs to establish what land is available for development in the District (outside of the Yorkshire Dales National Park).

The Council is seeking assistance from local residents, landowners, developers and businesses through a Call for Sites.

Sites can be submitted which may have potential for development of a range of types including Housing, Economic Development, Retail & Leisure and Community Facilities.

All submitted sites will be assessed for their likely suitability, availability and achievability for development through the Strategic Housing and Economic Land Availability Assessment (SHELAA). XXX stated that “the SHELAA is not a policy document but provides evidence on the availability of land in the Local Plan area that will be used to inform the selection of suitable sites to be taken forward for allocation in the Local Plan 2014-2035 where required”

XXX also stated that “The submission of a site through the Call for Sites does not necessarily mean that it will be selected for inclusion in the Local Plan or be granted planning permission”. “This is a technical exercise aimed at identifying potential sites for development and the choice of sites will not be made until later in the plan-making process and in full consultation with the community and stakeholders”.

**The Call for Sites will run until 6<sup>th</sup> October 2017.** Further information on the process and methods for submitting sites including copies of the site assessment forms is available from the Councils website using the following link or contact the Community Development team on 01748 901116 or [land@richmondshire.gov.uk](mailto:land@richmondshire.gov.uk) .

### **Richmondshire Local Plan: Call for Sites Launched**

One of the first steps of the review of the Local Plan, now underway, is to establish what land is available for development within the Plan Area. To assist with this process we are carrying out a Call for Sites consultation which is an opportunity for local residents, landowners, developers and businesses to put forward sites in Richmondshire (outside of the Yorkshire Dales National Park) for consideration.

The Call for Sites seeks sites with potential for development of a range of types including Housing, Economic Development, Retail & Leisure and Community Facilities. It does not however determine if a site should be allocated for development or be granted planning permission and is a technical exercise aimed at identifying potential sites for development.

All submitted sites will be assessed in the Strategic Housing and Economic Land Availability Assessment (SHELAA) which is not a policy document but provides evidence on the availability of land in the Local Plan area. This will be used to inform the selection of suitable sites to be taken forward for allocation later in the process of producing the Local Plan 2014-2035 which will be carried out in full consultation with the community and stakeholders.

**The Call for Sites will run until 6<sup>th</sup> October 2017.** Further information on the process and methods for submitting sites including site assessment forms are available on the Council website using the following link and Members should be aware there is an associated press release to accompany the consultation.

Contact Officers: Matthew Usher Tel – 01748 901116 or email – [matthew.usher@richmondshire.gov.uk](mailto:matthew.usher@richmondshire.gov.uk) or Mark Robson Tel – 01748 901111 or email – [mark.robson@richmondshire.gov.uk](mailto:mark.robson@richmondshire.gov.uk)

## **CALL FOR SITES 2017**

The Council is starting work on a review of the Local Plan which will update the policies by which applications for new development will be considered. This will also include, where necessary, identifying land for development for a range of types including Housing, Economic Development, Retail & Leisure and Community Facilities uses up to 2035.

One of the first steps of the review of the Local Plan is to establish what land is available for development within the Plan Area. To assist with this process we are therefore carrying out a Call for Sites consultation **running until 6th October 2017** where local residents, landowners, developers and businesses can put forward sites in Richmondshire (outside of the Yorkshire Dales National Park) for consideration.

All submitted sites will be assessed through a full update of the Strategic Housing & Economic Land Availability Assessment which will then inform the selection of suitable sites to be taken forward for allocation in the Local Plan 2014-2035 where required.

### **How do I submit a site?**

Each site must be submitted on a separate Site Assessment Form along with an Ordnance Survey map with the site boundary outlined. The map should preferably be on a scale of 1:1250 or 1:2500 of size A4 or A3. It must be clearly annotated with the name/location of your site and your name and contact details (in case they become detached from the form).

These can be submitted by email to: [land@richmondshire.gov.uk](mailto:land@richmondshire.gov.uk) or by post to:

Community Development, Richmondshire District Council, Mercury House, Station Road, Richmond, North Yorkshire, DL10 4JX

### **Site Assessment Forms**

A Site Assessment Form is available below to download which allows you to provide relevant site details. Each site should be completed on a separate form. A Guidance Note and Use Classes Order is also available for download to aid completion of the form. **N.B.** It is important to save the Site Assessment Form on to your computer before completion to avoid loss of data.


### **For Electronic Completion**

-  Site Assessment Form Electronic - Call for Sites 2014.docx

### **For Printing & Written Completion**

-  Site Assessment Form For Printing - Call for Sites 2014.pdf

## **Guidance Note**

-  Guidance Note - Call for Sites 2014.pdf

## **Use Classes Order**

-  Use Classes Order - Call for Sites 2014.pdf

## **What if I can't answer all the questions?**

The form includes a comprehensive range of site assessment questions. You are not expected to answer all of them, but please provide as much information as possible. As a minimum we do require:

- Landowner/Agent contact details
- Proposed development type for consideration
- Site boundary map if a new site
- Agreement of Data Protection, Freedom of Information and Disclaimer Statement

## **When is the deadline for submitting a site?**

The deadline for submitting a site is the **6<sup>th</sup> October 2017**. Site submissions received after this date will still be considered for development potential but may not be included within the SHELAA publication document 2017.

## **Who can submit a site?**

Anyone can submit a site for consideration on the condition that contact details are included. Anonymous proposals will not be accepted, as we will need to be able to contact you in the future. Sites need not necessarily be in your ownership. You may wish to use an agent (e.g. planning consultant, solicitor, estate agent, family member, etc.) to submit proposals on your behalf.

## **What type of site can be submitted?**

Sites for housing should be capable of delivering 4 or more dwellings.

Sites for any other use can be of any scale provided it is capable of accommodating the proposed use.

## **My site has been submitted to the Council for consideration previously; do I need to do this again?**

To ensure we have the most up to date information on the availability and deliverability of sites we are requesting that it is re-submitted.

## **What happens next?**

Once you have submitted your site the Council will assess its likely suitability, deliverability and developability via desktop and site surveys where necessary. The information we receive will be mapped and entered into a database and will be used

to inform the preparation and identification of draft allocations in the Local Plan 2014-2035. We will publish a schedule of the sites put forward, and the uses suggested for them. When this has been completed it will be available to view on the Local Plan page.

### **How will the sites be assessed?**

The sites will be subject to an objective assessment of deliverability and developability. To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. To be considered developable, sites should be in a suitable location for development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

### **What would it mean for my site to be included within the 15 year Land Supply?**

A site's inclusion within the SHELAA does not necessarily mean that it will be selected for inclusion in the Local Plan or be granted planning permission. This is a technical exercise aimed at identifying potential sites for development and the choice of sites will not be made until later in the plan making process and in full consultation with the community and stakeholders.

The inclusion of a site in the SHELAA is however a material consideration in the determination of planning applications.



*Strategic Housing and Employment Land Availability Assessment (SHELAA) Call for Sites 2019 Email*

**Dear Land Owner/ Agent**

**RE: Strategic Housing & Economic Land Availability Assessment - Call for Sites 2017**

We are contacting you as you have previously expressed an interest in, or submitted a site through a call for sites for inclusion in the Strategic Housing and Economic Land Availability Assessment (SHELAA).

The Council is starting work on a review of the Local Plan which will update the policies by which applications for new development will be considered and result in the production of a new Local Plan (2014-2035). This will also include, where necessary, identifying land allocations for development for a range of types including Housing, Economic Development, Retail & Leisure and Community Facilities uses to ensure need can be met up to 2035.

One of the first steps of the review of the Local Plan is to establish what land is available for development within the Plan Area. To assist with this process we are therefore carrying out a Call for Sites consultation **running until 6th October 2017** where we are requesting local residents, landowners, developers and businesses to put forward sites in Richmondshire (outside of the Yorkshire Dales National Park) for consideration of their suitability for development.

The Call for Sites seeks sites with potential for development of a range of types including Housing, Economic Development, Retail & Leisure and Community Facilities. All submitted sites will be firstly assessed in the Strategic Housing and Economic Land Availability Assessment (SHELAA) which is not a policy document but provides evidence on the availability of land in the Local Plan area. This will be then used to inform the selection of suitable sites to be taken forward for allocation in the Local Plan 2014-2035 where required.

It is important to note that proposing a site through the Call for Sites does not necessarily mean that it will be selected for inclusion in the Local Plan or be granted planning permission. This is a technical exercise aimed at identifying potential sites for development and the choice of sites will not be made until later in the plan making process and in full consultation with the community and stakeholders.

**The Call for Sites will run until 6<sup>th</sup> October 2017.** Sites submitted for housing must be capable of delivering 4 or more dwellings and sites submitted for other uses should be capable of accommodating that use. If you have submitted your site(s) to a previous Call for Sites **we are asking that sites are re-submitted** to ensure we have the most up-to-date information.

Each site must be submitted on a separate Site Assessment Form along with an Ordnance Survey map with the site boundary outlined. The map should preferably be on a scale of 1:1250 or 1:2500 of size A4 or A3. It must be clearly annotated with

the name/location of your site and your name and contact details (in case they become detached from the form). Should you have any problems in providing this please contact us and we will advise/assist.

Sites can be submitted by email to:

land@richmondshire.gov.uk

or by post to:

Community Development, Richmondshire District Council, Mercury House, Station Road, Richmond, North Yorkshire, DL10 4JX

A Site Assessment Form (**Electronic and Paper version**), Guidance Note and Use Classes Order are attached to this email. The 2 site assessment forms are different and designed for each specific method of completion.

- The **Electronic site assessment form** is designed for completion online.
- The **Paper site assessment form** is designed for printing and completion by hand.

For more information on the Call for Sites please visit our website by clicking [here](#) or contact Matthew Usher on 01748 901116 or by e-mail to land@richmondshire.gov.uk

Kind Regards

Matthew Usher