

Invitation to submit sites for consideration within the Cherwell District Housing and Employment Land Availability Assessment (HELAA) and Brownfield Land Register (BLR)

The Council is updating its 2018 Housing and Economic Land Availability Assessment (HELAA) and Brownfield Land Register (BLR) and is inviting the submission of new sites.

All site forms should be received by 11.59pm on Monday 14 September 2020.

Please complete this form if you would like to submit a site (land and/or buildings) for consideration, of at least 0.25 hectares in area, or which might be capable of accommodating at least 5 dwellings or at least 500 square metres of employment floor space or a site for gypsies and travellers or travelling showpeople. An appropriately scaled OS map showing the boundaries of the site must be provided. This form can also be used to provide updates on existing HELAA or BLR sites. A separate section for Local Green Space submissions is available at the end. Please complete as much information as possible on the site submission form below.

The existing HELAA can be viewed at www.cherwell.gov.uk/helaa, and the BLR at www.cherwell.gov.uk/info/33/planning-policy/384/brownfield-land-register.

Housing and Economic Land Availability Assessment (HELAA)

Local planning authorities are required to assess the amount of land that is available for housing and economic development in their areas. The HELAA is a technical study that determines the suitability, availability and achievability of land for development. It is an important evidence document to inform plan-making. It does not establish policy nor does it determine whether a site should be allocated for future development.

Brownfield Land Register (BLR)

Local planning authorities are required to prepare, maintain and publish a Brownfield Land Register. The HELAA is used to inform Part 1 of the register which contains previously developed sites that have been assessed as being suitable, available and achievable for residential development. The register is reviewed at least once a year.

Subject to a process of publicity, notification and consultation, the Council can formally decide to add sites from Part 1 of the register onto a Part 2. 'Allocation' on Part 2 of the register results in a grant of 'Permission in Principle'. Permission in Principle is limited to the location, land use and amount of development. It can only be granted for housing-led developments. An application for 'Technical Details Consent' must be applied for and granted before development can proceed.

Submissions should be sent to:

Planning Policy, Conservation and Design Team
Cherwell District Council
Bodicote House
Bodicote, Banbury
Oxfordshire, OX15 4AA

01295 227985

PlanningPolicyConsultation@cherwell-dc.gov.uk

HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT / BROWNFIELD LAND REGISTER - SITE SUBMISSION

Important:

Information provided, including the names of those making submissions, may be made publically available. Submissions cannot be made anonymously. Personal information (such as addresses (other than of the suggested site), telephone number and email address) will not be published.

The information provided will be used for the purpose of preparing planning policy documents and supporting evidence. It may be provided to consultants, consultees and other Council service areas involved in the production of planning policy documents. Information may also be considered as part of the wider Oxfordshire Plan 2050.

Your details will be added to our consultation mailing list which means that you will be automatically notified of future planning policy consultations by the Council. If you wish to be removed from our mailing list, please contact us. Your information will be processed in accordance with the Council's Privacy Notice, a copy of which is available upon request.

Legal Ownership	
Owner's Name (Please provide details of all owners to inform assessment of availability and achievability)	
Owner's Address	
Owner's Contact Details (unless using an agent)	
Is the site in single ownership?	
Is there a developer option on the site which can be disclosed? (please provide details)	

Agent Details (where applicable)	
Agent's Name	
Agent's Address	
Agent's Contact Details	
If you are not the owner, has the owner been made aware of this submission?	



Site Information	
Site address	
Grid reference	
Total Site area (hectares)	
Developable site area (the area of the site capable of being developed in hectares). Please provide a supporting plan / show on the location plan	
Has the site been submitted through the Oxfordshire Plan 2050 during the consultation in 2019?	

Land Use and Planning	
Brownfield/Greenfield/Mix	
Current use of the site (e.g. vacant, agriculture, employment – include use class if known)	
Past uses	
Current planning status e.g. with planning permission, no planning permission, allocated in the Local Plan (include application number if known)	
Relevant planning history	
What are the surrounding uses?	North: East: South: West:



Current Policy / Physical Constraints	
Local Plan Context/Designations	
	Provide Details
Do you consider the site to be within a built-up area?	
Does the site fall within the Green Belt?	
Does the site fall within an Area of Outstanding Natural Beauty?	
Does the site fall within Flood Zone 2 or 3?	
Does the site fall within a Registered Battlefield?	
Does the site fall within a Historic Park and Garden?	
Does the site fall within a Site of Special Scientific Interest?	
Does the site contain any ecological interest?	
Does the site contain any designated heritage assets? (e.g. listed buildings, scheduled monuments, conservation area)	
Is there any known contamination on site?	
Is the site affected by any physical constraints?	
Any legal or ownership issues that may prevent development ?	
Other	

Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	
Access to Services and facilities (e.g. employment, retail, leisure, health, school, post office)	
Access to the site (vehicle and pedestrian access)	



Suggested Development – Please provide justification	
Suggested potential type of development (e.g. economic development uses – retail, leisure, cultural, office, warehousing etc; community facilities; residential – by different tenures, types and needs of different groups such as older people housing, private rented housing, travellers and people wishing to build or commission their own homes)	
Number of dwellings or employment floorspace/area suggested?	Minimum – Maximum –
Is the site Suitable? Are there any barriers to delivery and if so, how can these be overcome?	
Is the site Available? Are there any barriers to delivery and if so, how can these be overcome?	
Is the site Achievable? Are there any barriers to delivery and if so, how can these be overcome?	
Indicative timescale to complete and reasons	0-5 years - 6-11 years - 11-15 years - Over 15 years -
Other considerations: Appropriateness and likely market attractiveness for the type of development proposed Contribution to regeneration priority areas Environmental/amenity impacts experienced by would be occupiers and neighbouring areas	
How will the site be delivered? Single developer, multiple developers, etc	



Local Green Space

Please use this section if you would like to identify possible green area(s) to be protected by being designated as a Local Green Space(s).

An appropriately scaled OS map showing the boundaries of the site must be provided.

The National Planning Policy Framework's criteria for the designation of a Local Green Space is shown below. Please provide any information that you consider may help the site to meet the criteria set out.

Local Green Space	
Site address	
Is the site in reasonably close proximity to the community it serves?	
Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?	
Is the site local in character and is not an extensive tract of land?	