



TORRIDGE DISTRICT COUNCIL / NORTH DEVON COUNCIL

BROWNFIELD LAND REGISTER

POTENTIAL HOUSING SITE

SUBMISSION FORM

<u>For official use only</u>	
Ref:	_____
Rec'd:	_____
Acknl:	_____
Prcd:	_____
TDC NDC	

Please complete the form clearly and legibly with only one site promoted per form.

Site submissions may be made at any time but details will be held on file by the relevant authority until the Brownfield Land Register is updated. To be eligible for inclusion on the register, land must be suitable and achievable for residential development and have an area of at least 0.25 ha or be capable of supporting at least 5 dwellings.

DATA PROTECTION AND FREEDOM 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 Torrige District Council / North Devon Council as data controllers in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are:

- to assist and inform the preparation of a Brownfield Land Register;
- to support the process of community planning and the preparation of the development plan or Neighbourhood Plan; and
- to contact you, if necessary, regarding the answers given on this form.

The above purposes may require public disclosure of any data received by Torrige District Council / North Devon Council on the form, in accordance with the Freedom of Information Act 2000.

DISCLAIMER

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 the development plan or Neighbourhood Plan.

Planning proposals on sites with an entry on Part 1 of the Brownfield Land Register will be judged on their merits against 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.

DECLARATION

Submission of Information

I understand that the information contained in my submission may be made available for public viewing through the preparation and publication of the Brownfield Land Register and acknowledge that I have read and accept the information in the disclaimer above.

Data Protection and Freedom of Information

I agree that Torrige District Council / North Devon 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.

Signed:

Date:

SUBMISSIONS ON FORMS THAT ARE NOT SIGNED AND DATED WILL NOT BE ACCEPTED

1. SITE VISIT

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 (or their representatives) 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 detail below so that appropriate arrangements for a site visit can be made.

The reason(s) that an unaccompanied site visit is not possible is/are:

The name (and contact details if different to those provided in the section below) of the person that should be contacted to arrange an accompanied site visit is:

2. SITE DETAILS

Site Address:

Site Postcode:

Site is within: Torridge North Devon

Site Grid Ref:

Site Size (ha):

Area suitable for
Development (ha):

Is the site in:

Single Ownership Multiple Ownership

If in multiple ownership please specify
the number of landowners:

PLEASE ATTACH AN UP-TO-DATE MAP (1:1250 or 1:2500 SCALE) OR AERIAL PHOTOGRAPH OUTLINING THE PRECISE BOUNDARIES OF THE SITE IN ITS ENTIRETY AND THE PART THAT MAY BE SUITABLE FOR HOUSING (IF THIS IS LESS THAN THE WHOLE)

WITHOUT THIS MAPPED INFORMATION THE SITE WILL NOT BE REGISTERED OR ASSESSED

3. ABOUT YOU

Are you: The Land Owner Planning Agent
(tick all that apply) Acting on behalf of Land Owner(s) Registered Social Landlord
 Independent Third Party Developer

If third party or other please specify (i.e. Parish Council, developer, etc.):

4. YOUR DETAILS (PROMOTER, AGENT OR OTHER THIRD PARTY) (if applicable)

Title: First Name:

Surname:

Position:

Organisation:

Address:

Postcode:

Email:

Telephone:

5. LANDOWNER DETAILS

(If site is in multiple ownership please provide details on an additional supplementary form)

Title: First Name:

Surname:

Position:

Organisation:

Address:

Postcode:

Email:

Telephone:

6. LOCAL PLAN UPDATES

Would you like to be added to our consultation database in order to kept up-to-date on the local plan and other planning matters:

No Yes – By Email Yes – By Post

7. CURRENT AND POTENTIAL LAND USES

What is/are the current use(s) of the site:

(If the site is currently vacant or derelict please also provide details of any previous use(s) if known)

What is the current planning status of the site:

Not Permitted

Pending Decision

Permitted

If the site is subject to any relevant planning application(s), please provide details including reference numbers if known:

What potential development would you consider appropriate for the site:

(please tick all that apply)

General Housing Development

Mixed Development (incorporating Housing)

Affordable Housing Scheme

Gypsy / Traveller Accommodation

Development other than Housing

If proposals include mixed or other uses, please specify, including potential proportions:

How many dwellings do you think the site is capable of supporting:

Minimum:

Maximum:

Pitches/ Plots*:

* for Gypsy / Traveller provision only

8. POTENTIAL CONSTRAINTS

To assist with the assessment of the suitability of the site please provide any relevant information on the following matters:

Access Difficulties (e.g. Road network, site entrance location, etc.):

Existing Local Plan Policies:

Trees / Hedgerows:

Topography:

Local Character:

Ownership Issues *(including multiple ownership, ransom strips, etc.)*:

Legal Issues *(e.g. Covenants, etc.)*:

Contamination / Pollution:

Environmental Designations *(including Public Rights of Way)*:

Flood Risk:

Infrastructure Requirements:

Market Viability:

Other Considerations:

Do you believe the constraints on the site can be overcome, if so please explain:

9. AVAILABILITY

Is the site immediately available for development: Yes No

If the site is immediately available for development, is it:

Currently for sale and being marketed (by a land agent)

Subject to an "option" to purchase by a developer

In the ownership of a developer

Other

If other, please specify

If the site is not immediately available for development, over what broad timeframe do you think it could become first available for development:

Within the next 5 years

6 – 10 years

11 – 15 years

Do you consider there is a reasonable prospect that residential development will take place on the site within the next 5 years:

Yes

No

If you anticipate that the site might become available for development in the next fifteen years, what would be your best estimate of a more precise year:

Once development has commenced, how many years do you think it will take to develop the site:

Please provide details of likely phasing if known (i.e. periods and number of dwellings):

10. OTHER INFORMATION

Please specify any other information that you believe we should be aware of when assessing the site:

THANK YOU

Please complete and return your site submission to Torrington District Council or North Devon Council, as appropriate by site location. Site submissions may be made at any time but details will be held on file until a Brownfield Land Register update is undertaken.

Ensure that your submission includes:

- A completed and signed site submission form
- An appropriate map or aerial photograph showing precise site boundaries
- Additional landowner information supplement(s) (if required)
- Any other appropriate supporting material (optional)

North Devon

Planning Policy

North Devon Council

Lynton House

Commercial Road

Barnstaple

EX31 1DG

Telephone: 01271 388288

Email: localplan@northdevon.gov.uk

Torrington

Planning Policy

Torrington District Council

Riverbank House

Bideford

EX39 2QG

Telephone: 01237 428700

Email: localplan@torrington.gov.uk