

Call for sites

Developers, landowners and the wider public are invited to put forward potential development sites (for any use(s)) in order to update the Housing and Economic Development Land Availability Assessment (HELAA) and provide evidence for preparation of the Vale of Aylesbury Local Plan.

The “Call for sites” includes potential sites for uses other than housing, such as employment, retail, gypsy and travellers, and leisure uses. Please enter the relevant information on the use(s) you consider appropriate for the site, including mixed uses, on the ‘Call for sites’ form. This information will contribute to the evidence base.

As this is a new plan, we are starting a new list of promoted sites. If you have previously submitted a site to the VAP Strategy, Core Strategy or earlier plan, please resubmit the site again, as previously submitted sites will not be considered.

It is important to note that the promotion of land does not mean the site will proceed to a detailed assessment in the HELAA and also does not imply that the Council considers that the site is suitable for development through the HELAA or through any planning decisions, either now or in the future. The Council’s views through HELAA reports cannot be taken as representing either an intention to allocate these sites in VALP, or as a material consideration in the determination of a planning application. Potential sites that have been identified will be further tested through the plan-making process, including Sustainability Appraisal/ Strategic Environmental Assessment, several stages of public participation and independent examination.

How do I submit sites?

Please **complete the sites proforma with a Ordnance Survey site plan with the land clearly shown etched in red** and send to Forward Plans either:

By e-mail: planningpolicy@aylesburyvaledc.gov.uk

By post: Planning Policy, AVDC, The Gateway, Gatehouse Road, Aylesbury, Bucks, HP19 8FF,
DX 4130 Aylesbury 1

The form will continue to be available to enable submissions to be made at any time in the future, to inform future HELAA updates.

If you have any difficulties or questions regarding completing this form or if you would like further information on the new Vale of Aylesbury Local Plan (VALP) please contact us on the details overleaf.

Contact Details

If you have any questions, comments or queries please contact us on the details below:

Forward Plans - Telephone: 01296 585439

Email: planningpolicy@aylesburyvaledc.gov.uk

Address: The Gateway, Gatehouse Road, Aylesbury, Bucks, HP19 8FF, DX 4130 Aylesbury 1

Website: <http://www.aylesburyvaledc.gov.uk/planning-policy/>



Address of Site (Please include a plan with the boundaries of the site marked in red)

Contact details	
Name	
Organisation <i>(if relevant)</i>	
Address	
Telephone	
Email	

Your Details				
You are..? (Please tick all that apply)	<input type="checkbox"/> A Private Landowner	<input type="checkbox"/>	<input type="checkbox"/> A Planning Consultant	<input type="checkbox"/>
	<input type="checkbox"/> A Public Land-owning Body	<input type="checkbox"/>	<input type="checkbox"/> A Land Agent	<input type="checkbox"/>
	<input type="checkbox"/> A Registered Social Landlord	<input type="checkbox"/>	<input type="checkbox"/> A Developer	<input type="checkbox"/>
	<input type="checkbox"/> Other <i>(please specify)</i>			
If you are representing a client(s), please supply the name(s) and addresses(es) of those you represent				

Ownership Details		
Are you the current owner of the site?		
If YES, are you...	<input type="checkbox"/> Sole owner	<input type="checkbox"/> Part owner
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners. <i>(Please continue on a separate sheet if necessary, and provide a plan showing extent of individual land holdings)</i>		
Has the landowner (or each owner) indicated support for development of the land?.		



Site Location		
Site name <i>(is the site known by a particular name?)</i>		
Site address		
Site OS grid reference	Northing:	Easting:

Proposed Development / Land Use *(please give details)*

<p>In the 1st column, please tick proposed type of development / land use.</p> <p>In the 2nd column, please tick any land uses you would also consider appropriate.</p> <p>In the details column, please specify the type of use and indicate the proposed mix of uses and number of units, plots, pitches, amount of floorspace etc</p>	Development / Land Use	1st	2nd	Details
	Residential			
	Affordable Housing			
	Specialist Residential			
	Gypsies & Travellers			
	Travelling Showpeople			
	Community Facility			
	Leisure / Recreation			
	Retail			
	Employment			
	Renewable Energy			
	Mixed-use			
Other <i>(please specify)</i>				



Site Details		
Site area (<i>hectares</i>)	Whole site	Area Suitable for development
Current or previous land use(s)	Primary land-use	
	Secondary land-use	
Existing structures (<i>e.g. detached dwelling</i>)		
Would development require relocation of the current use or demolition of existing structures?		
Adjacent land-uses (<i>e.g. 2-storey terraced housing / open farmland</i>)	To the north	
	To the east	
	To the south	
	To the west	
Relevant planning history		

Site Constraints: Are there any limitations that may prevent or constrain development on this site? (<i>please give details</i>)	
Access Issues (<i>e.g. limitations or problems relating to site access</i>)	
Topography or ground conditions (<i>e.g. site slopes, varying site levels etc</i>)	
Contamination/ Pollution/ Hazardous Uses (<i>e.g. unsuitable ground conditions, previous hazardous land uses, unstable/contaminated structures</i>)	
Flood risk (<i>liability of site to flooding</i>)	
Legal/ Operational Constraints (<i>e.g. ownership constraints, covenants, tenancies, 'ransom strips' or operational requirements of landowners</i>)	
Environmental Constraints (<i>e.g. negative effects on local landscape wildlife designations, protected species, loss of mature woodland, loss of locally used open space or access to open space,)</i>)	



Utilities and Infrastructure Provision (e.g. provision of services to development including gas, electricity, water, sewerage and telecommunications)	
Planning Policy Constraints (e.g. based on adopted policy, designations or protected areas including Conservation Areas, SSSIs, Local Nature Reserves)	
Other considerations (any other issues that may affect the developability of the site)	

Can the constraints be overcome and are any of them likely to affect the achievability or timing of the development? <i>Please give details</i>

Site Achievability (please give details)		
Is the site currently being marketed?		
Is the site owned by a developer?		
Is the site under option to a developer?		
Please tick the likely timescale for the site being developed	Available immediately	Within the next 11-15 years
	Within the next 1-5 years	Years 15+
	Within the next 6-10 years	
Once work has commenced, how many years do you think it would take to complete?		

Access to Site - Site Assessment (please give details)	
Are there any issues that would restrict access to the site by a representative of the Council undertaking further assessment?	



**Please provide any additional information you think may be helpful to the Council in its consideration of this site for development .
Please also use this section if you require more space to respond to any of the earlier questions.**